HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

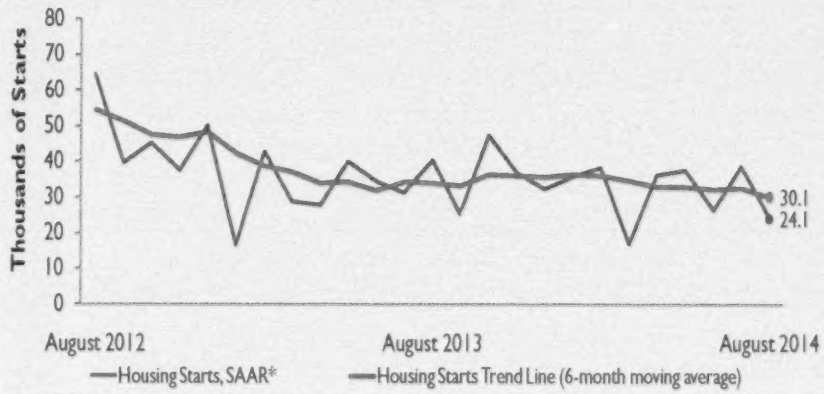
Date Released: September 2014

Highlights

- Total housing starts moved lower
- Starts activity was strongest in the 905 regions with Markham recording the highest activity
- Seasonally adjusted existing home sales were up by two per cent

Figure 1

Toronto CMA Housing Starts



Source: CMHC Housing Starts and Completions Survey

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

1 Highlights
2 Housing Market Overview
3 Maps
15 Zone Descriptions
16 Tables

SUBSCRIBE NOW!

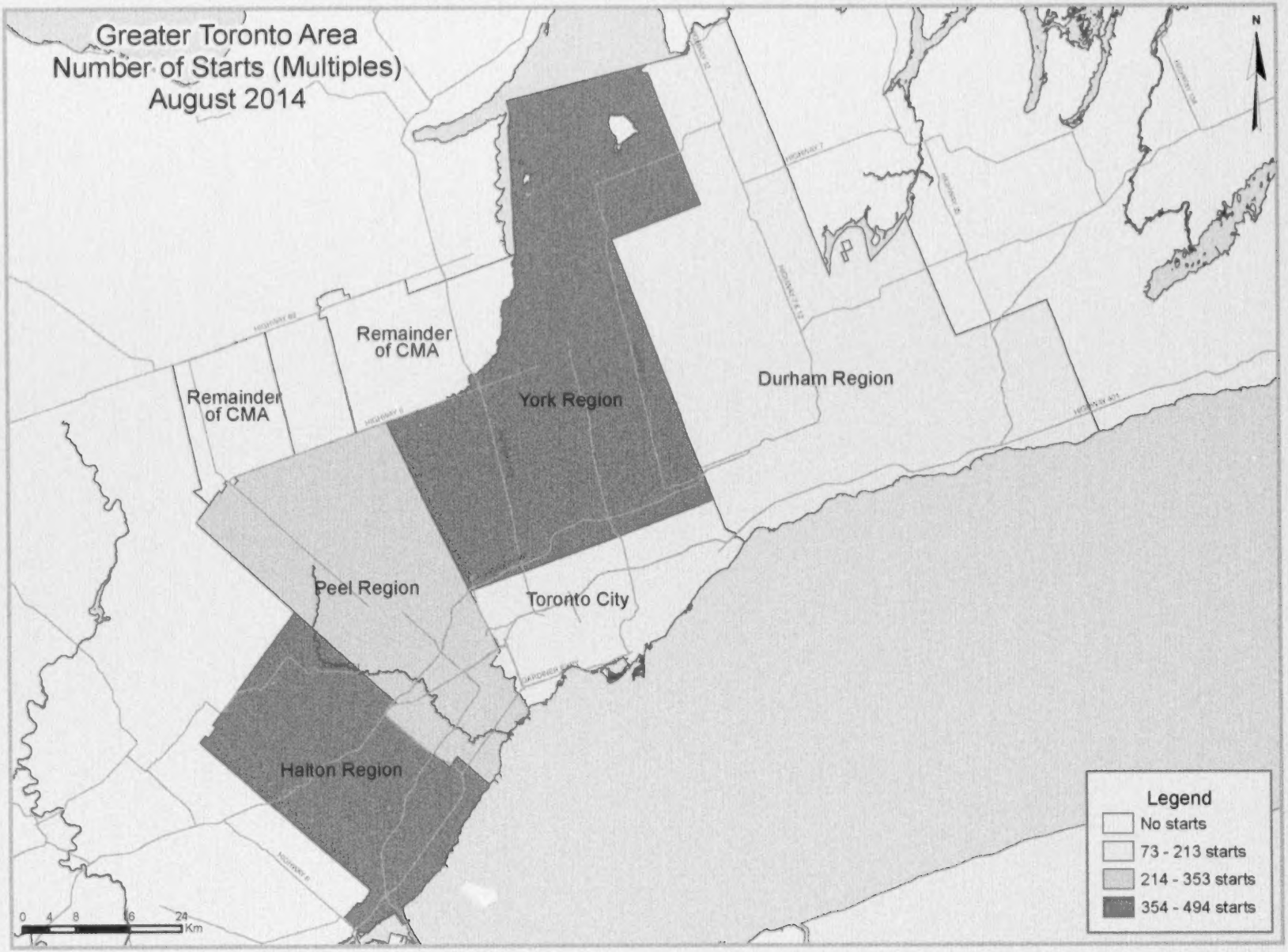
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

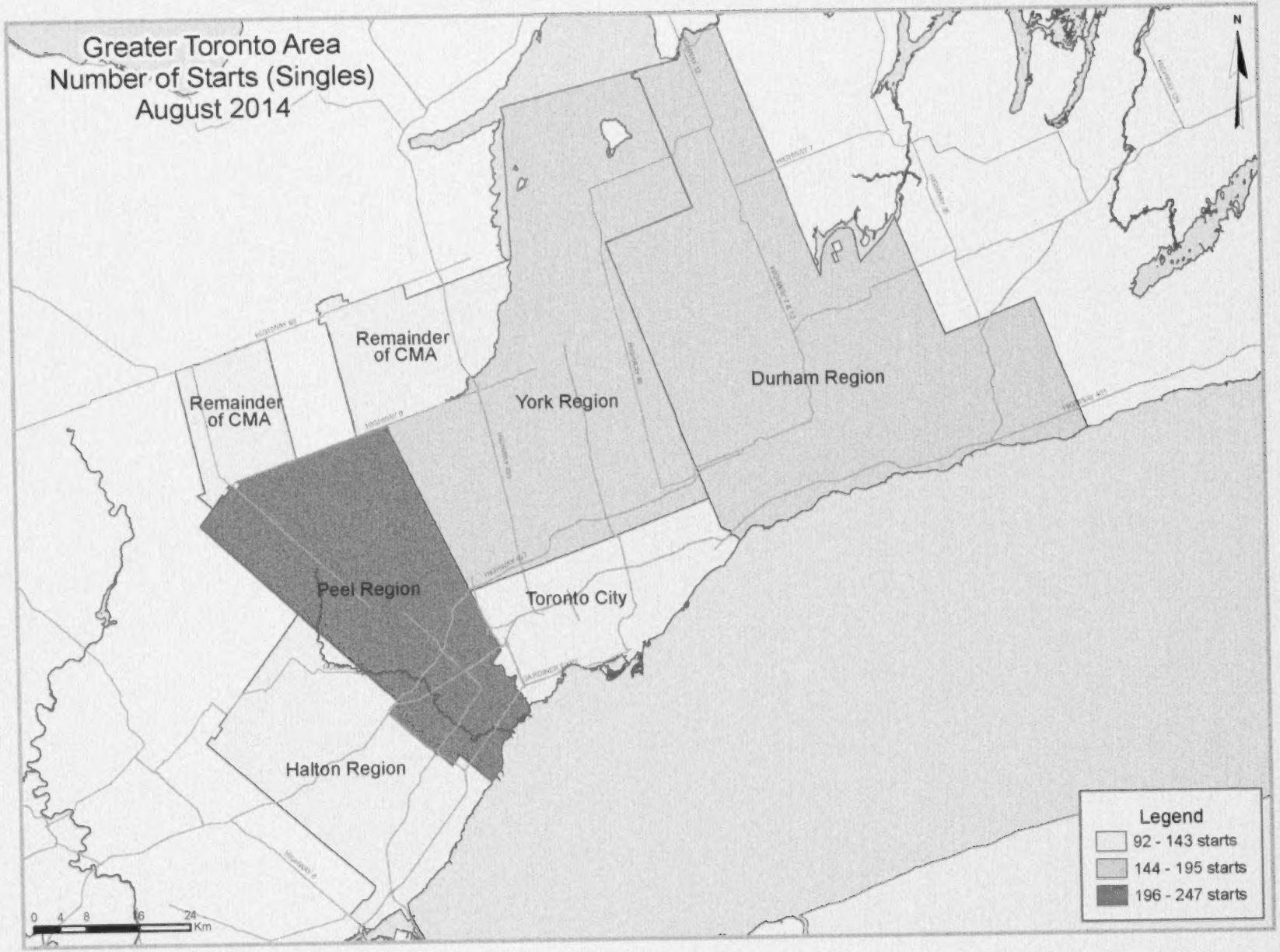
Housing Market Overview

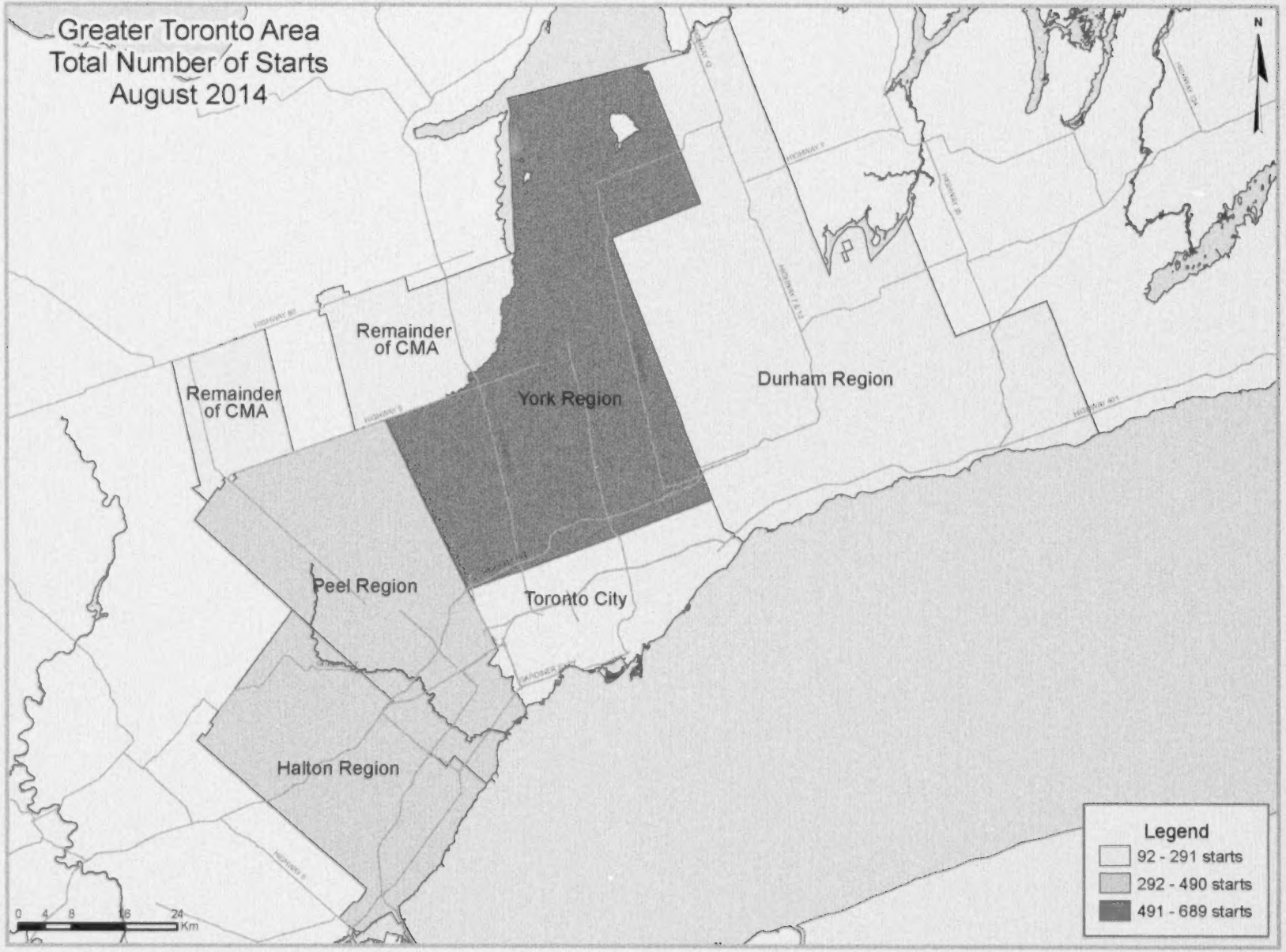
Housing starts in the Toronto Census Metropolitan Area (CMA) trended lower at 30,093 units in August compared to 32,449 in July. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. A decrease in apartment starts lowered the total starts count in August, following elevated activity during the previous month. Such variations are a common occurrence in high rise construction and not suggestive of a long term trend. Most apartment starts occurred outside the downtown core, pointing to the rising popularity of high rise homes in suburban neighbourhoods.

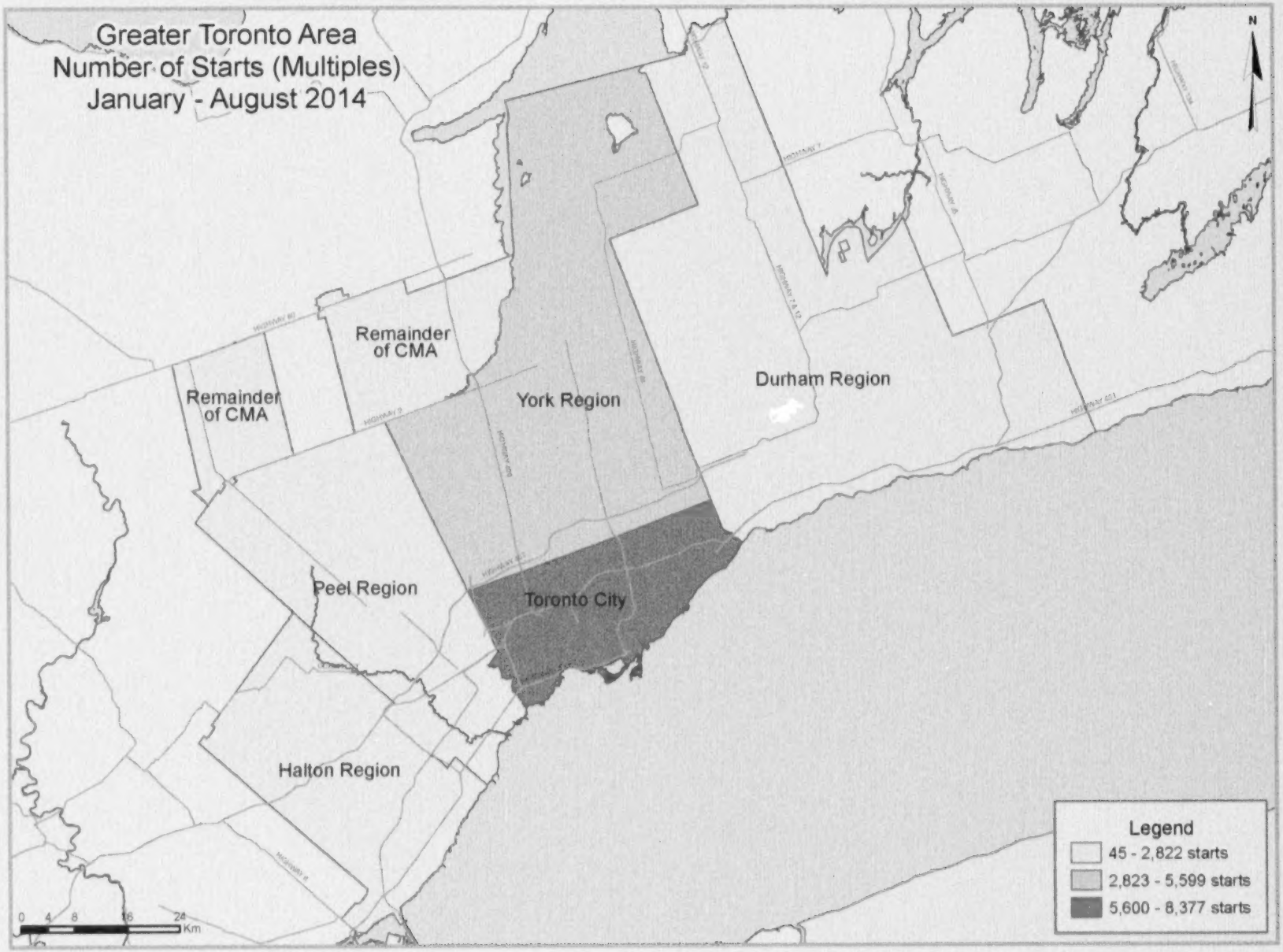
Markham recorded the highest number of starts in August mainly due to more apartment starts. Oakville recorded the second highest number of high rise starts. The City of Toronto had less starts activity, mainly due to fewer apartment starts.

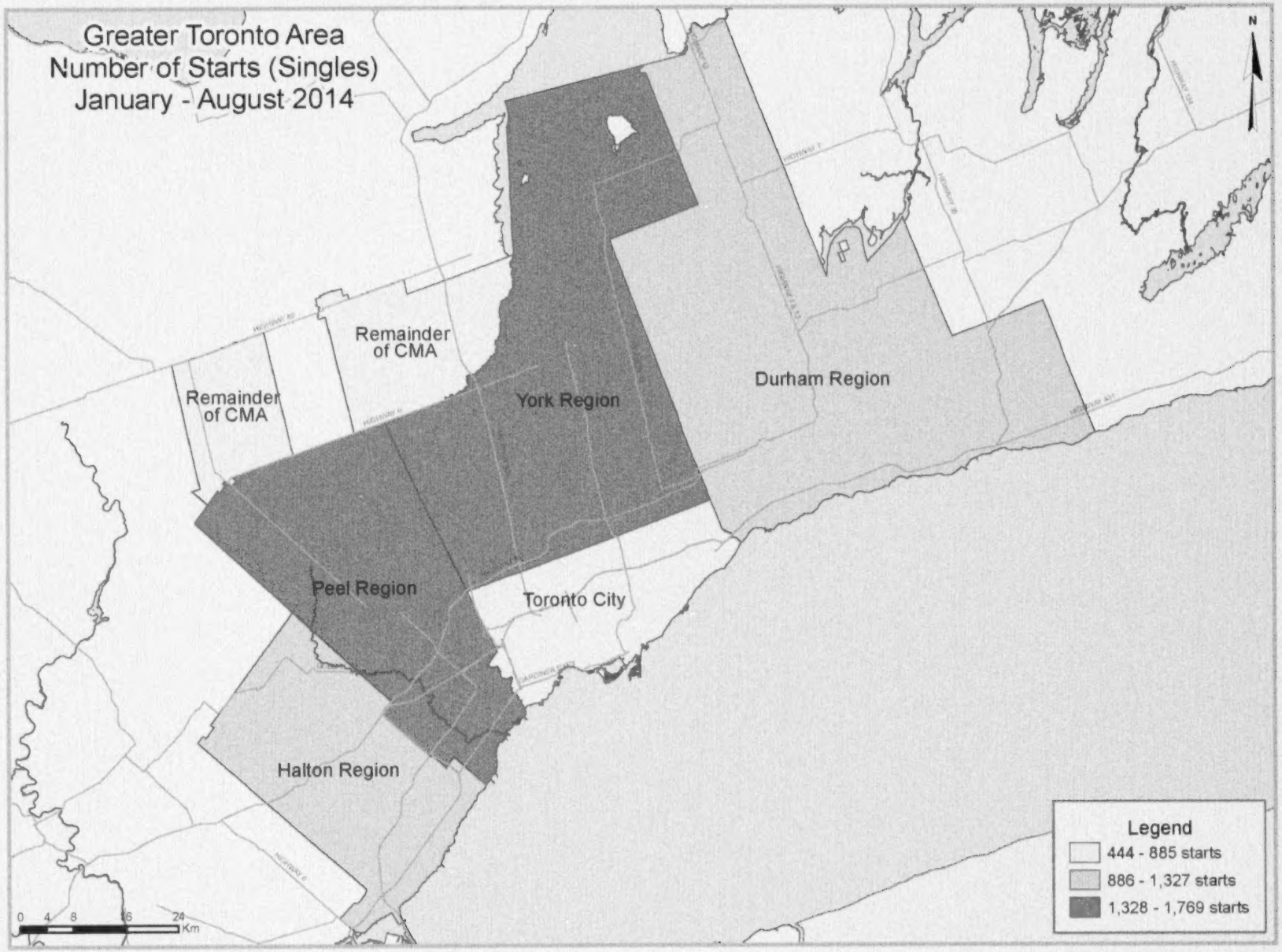
Favourable borrowing conditions and economic firmness contributed to the healthy sales of existing homes in August. Seasonally adjusted existing home sales were up by two per cent from the previous month. Year-to-date sales were four per cent higher than last year, with much of the growth coming from a jump in sales during spring. At the same time, the supply of new listings fell by three per cent, signalling a push towards market conditions more in favour of sellers.

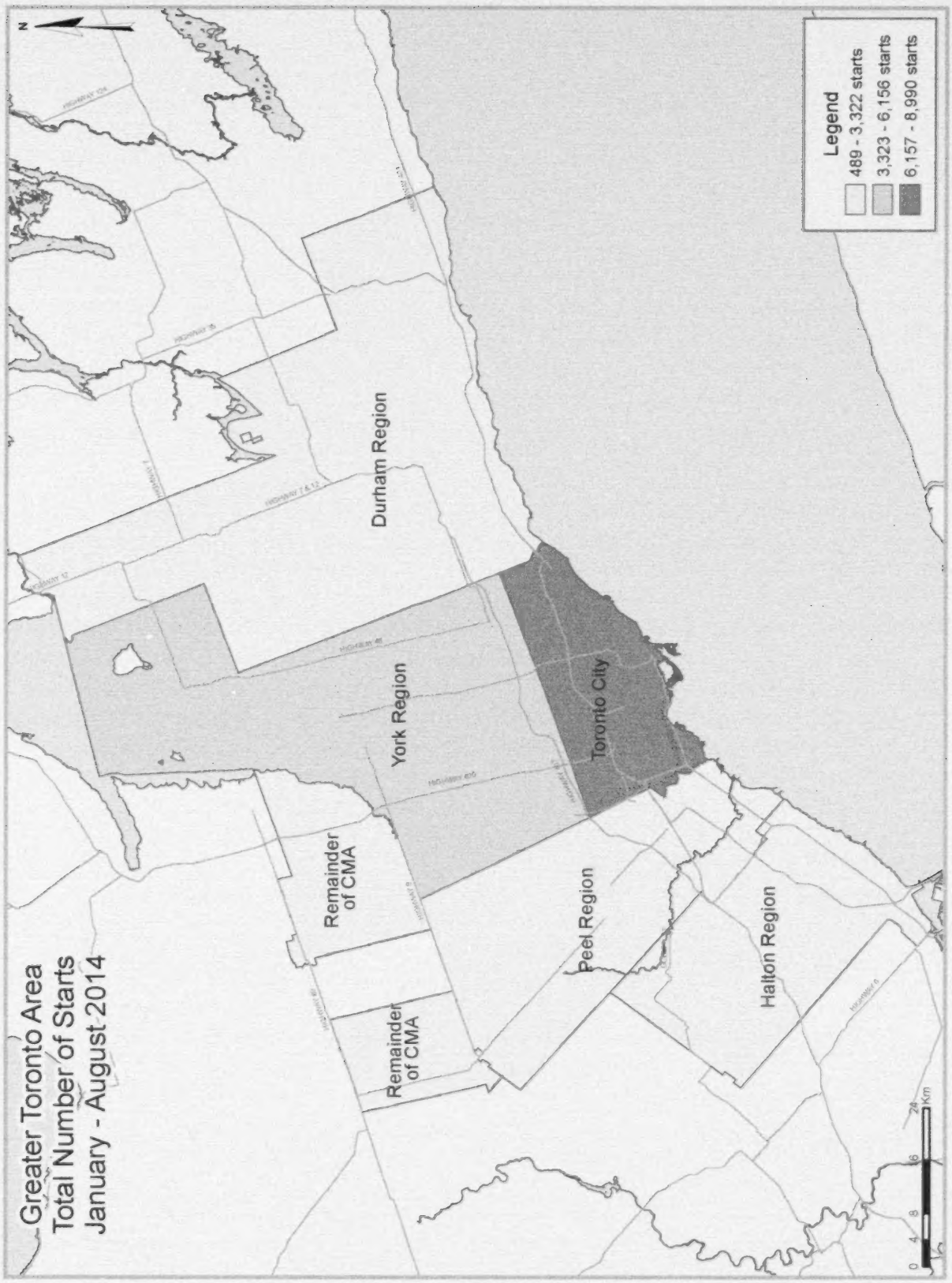

Greater Toronto Area
Number of Starts (Multiples)
August 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
No starts
73 - 213 starts
214 - 353 starts
354 - 494 starts

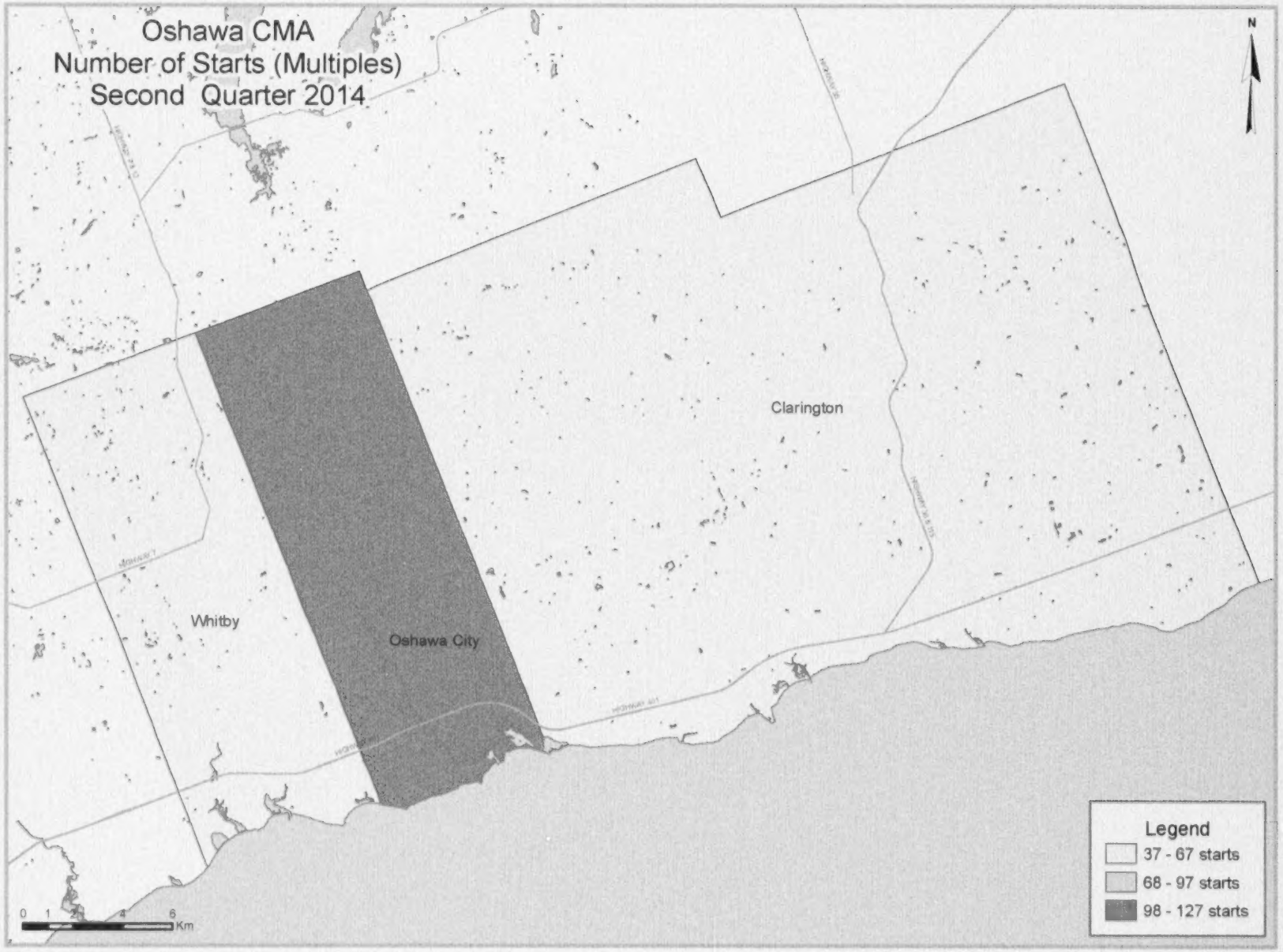

Greater Toronto Area
Number of Starts (Singles)
August 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
92 - 143 starts
144 - 195 starts
196 - 247 starts
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
August 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
92 - 291 starts
292 - 490 starts
491 - 689 starts

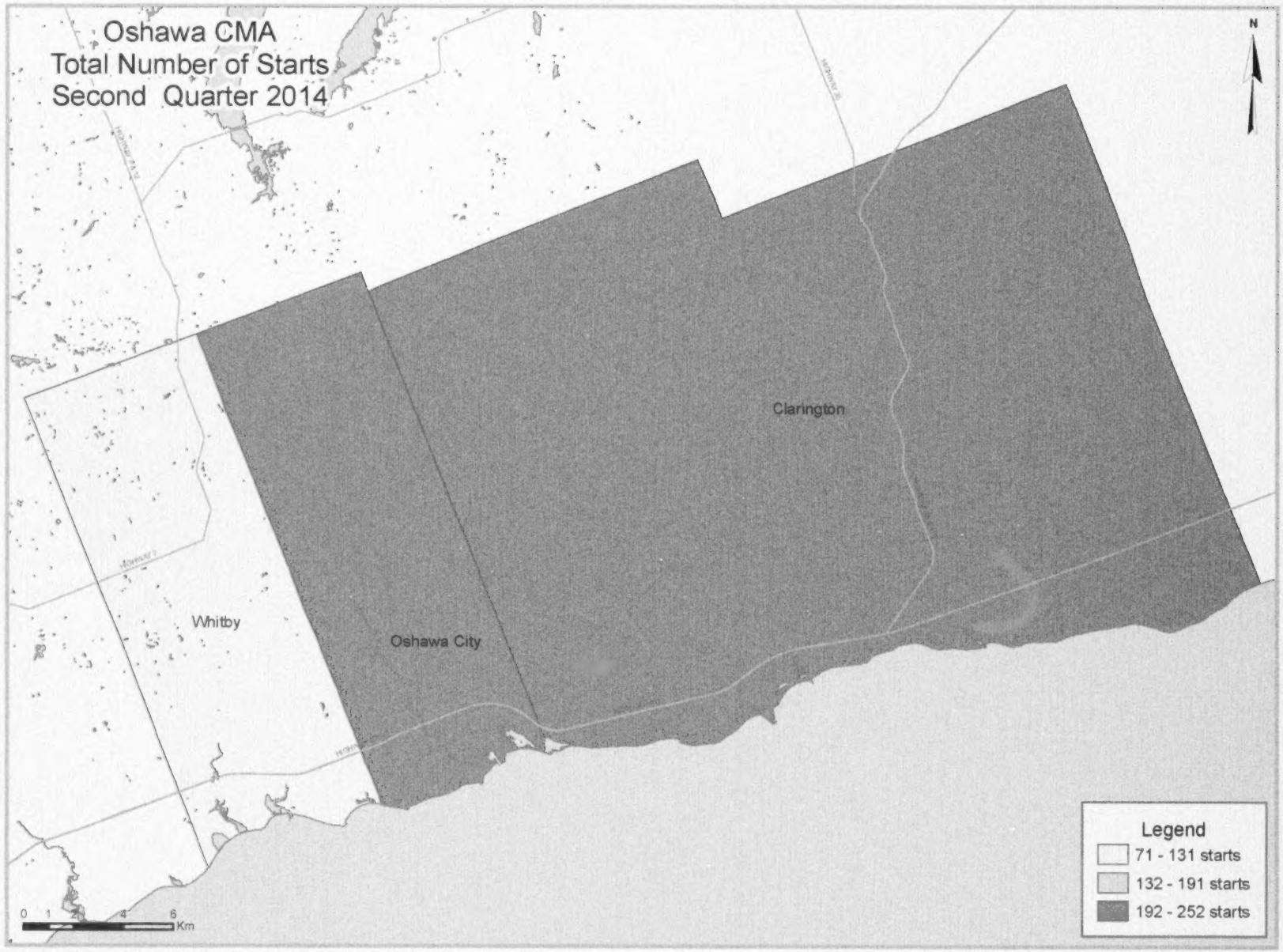

Greater Toronto Area
Number of Starts (Multiples)
January - August 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
45 - 2,822 starts
2,823 - 5,599 starts
5,600 - 8,377 starts
0 4 8 16 24
Km

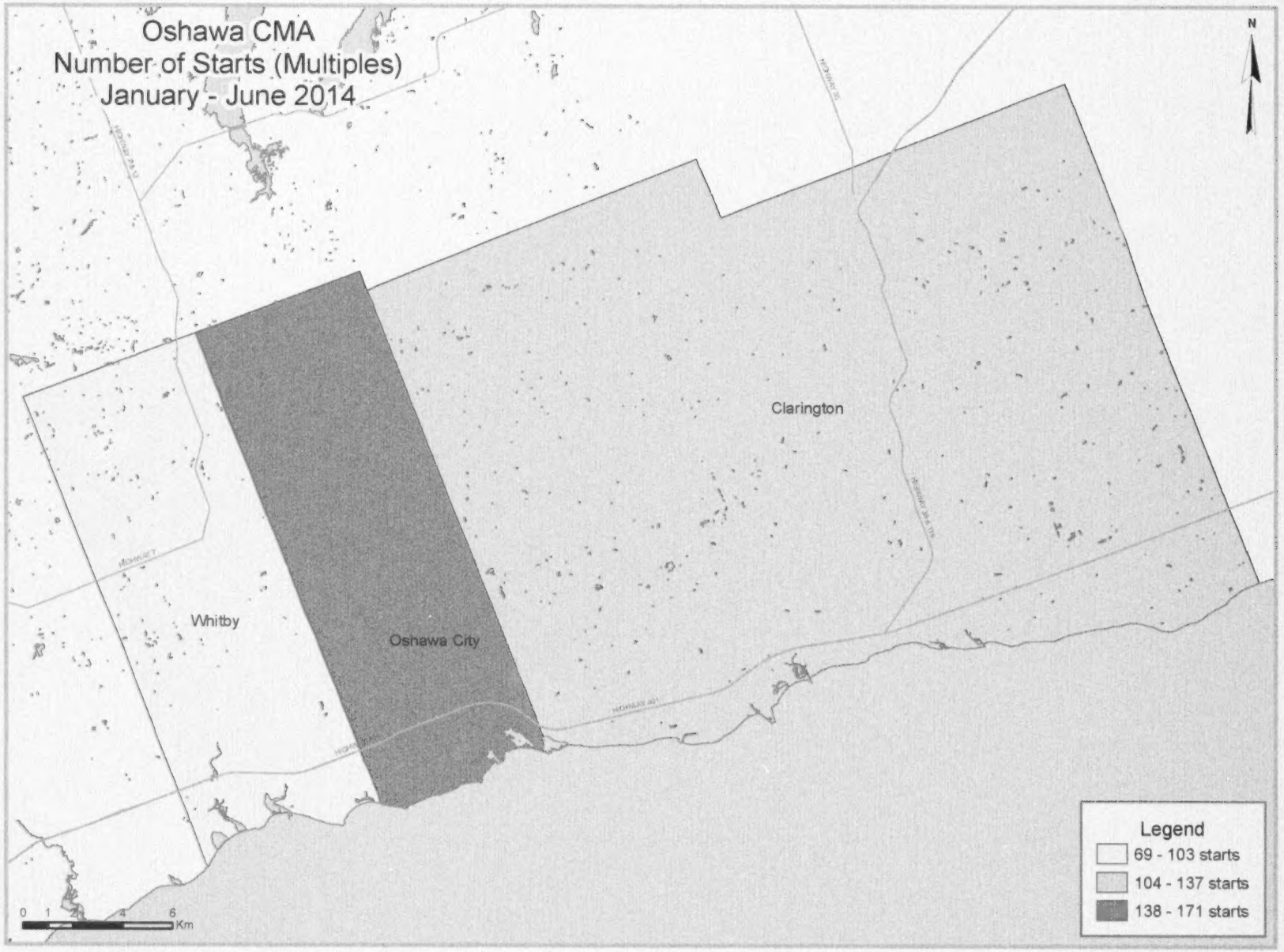

Greater Toronto Area
Number of Starts (Singles)
January - August 2014
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
444 - 885 starts
886 - 1,327 starts
1,328 - 1,769 starts
0 4 8 16 24
Km


Greater Toronto Area
Total Number of Starts
January - August 2014
Legend
489 - 3,322 starts
3,323 - 6,156 starts
6,157 - 8,990 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

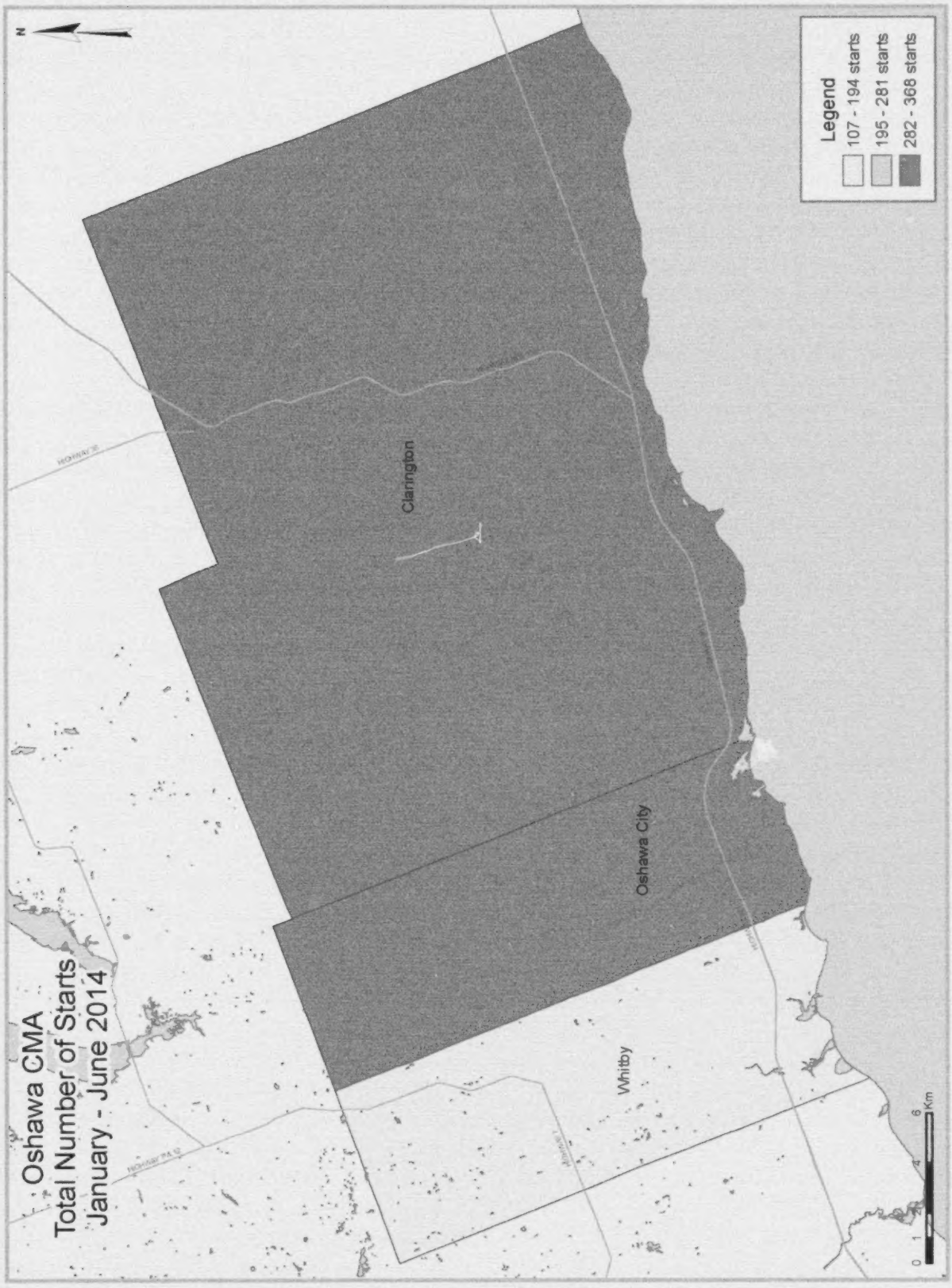

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2014
N
Clarington
Whitby
Oshawa City
Legend
37 - 67 starts
68 - 97 starts
98 - 127 starts
0 1 2 4 6
Km

Oshawa CMA
Number of Starts (Singles)
Second Quarter 2014
Legend
22 - 69 starts
70 - 116 starts
117 - 163 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Total Number of Starts
Second Quarter 2014
N
Clarington
Oshawa City
Whitby
Legend
71 - 131 starts
132 - 191 starts
192 - 252 starts
0 1 4 6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2014
N
Clarington
Whitby
Oshawa City
Legend
69 - 103 starts
104 - 137 starts
138 - 171 starts
0 1 4 6
Km

Oshawa CMA
Number of Starts (Singles)
January - June 2014
Legend
38 - 113 starts
114 - 188 starts
189 - 264 starts
N
Clarington
Oshawa City
Whitby
0
4
8
Km


Oshawa CMA
Total Number of Starts
January - June 2014
Legend
107 - 194 starts
195 - 281 starts
282 - 368 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) August 2014		
Toronto CMA[1]	July 2014	August 2014
Trend[2]	32,449	30,093
SAAR	38,405	24,113
	August 2013	August 2014
Actual		
August - Single-Detached	758	834
August - Multiples	2,660	1,209
August - Total	3,418	2,043
January to August - Single-Detached	6,161	5,681
January to August - Multiples	15,226	15,323
January to August - Total	21,387	21,004

Table 1b: Housing Starts (SAAR and Trend) August 2014		
Oshawa CMA[1]	July 2014	August 2014
Trend[2]	1,798	1,830
SAAR	1,511	1,970
	August 2013	August 2014
Actual		
August - Single-Detached	92	96
August - Multiples	22	47
August - Total	114	143
January to August - Single-Detached	628	716
January to August - Multiples	227	416
January to August - Total	855	1,132

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	834	130	209	0	155	715	0	0	2,043
August 2013	753	152	481	5	68	1,937	0	22	3,418
% Change	10.8	-14.5	-56.5	-100.0	127.9	-63.1	n/a	-100.0	-40.2
Year-to-date 2014	5,654	1,130	2,303	27	488	10,766	4	632	21,004
Year-to-date 2013	6,134	1,324	2,475	27	331	10,642	4	450	21,387
% Change	-7.8	-14.7	-6.9	0.0	47.4	1.2	0.0	40.4	-1.8
UNDER CONSTRUCTION									
August 2014	7,426	1,518	3,257	33	912	53,684	14	2,197	69,041
August 2013	8,027	1,828	4,006	24	780	51,171	12	1,935	67,784
% Change	-7.5	-17.0	-18.7	37.5	16.9	4.9	16.7	13.5	1.9
COMPLETIONS									
August 2014	729	124	339	2	23	461	8	1	1,687
August 2013	1,039	192	384	0	189	113	0	226	2,143
% Change	-29.8	-35.4	-11.7	n/a	-87.8	**	n/a	-99.6	-21.3
Year-to-date 2014	6,125	1,294	2,335	15	327	10,942	8	189	21,235
Year-to-date 2013	6,537	1,489	2,315	42	582	10,089	14	1,822	22,890
% Change	-6.3	-13.1	0.9	-64.3	-43.8	8.5	-42.9	-89.6	-7.2
COMPLETED & NOT ABSORBED									
August 2014	222	16	86	1	47	1,045	n/a	n/a	1,417
August 2013	150	26	70	0	6	1,111	n/a	n/a	1,363
% Change	48.0	-38.5	22.9	n/a	**	-5.9	n/a	n/a	4.0
ABSORBED									
August 2014	740	129	340	2	23	442	n/a	n/a	1,676
August 2013	1,026	200	384	0	189	24	n/a	n/a	1,823
% Change	-27.9	-35.5	-11.5	n/a	-87.8	**	n/a	n/a	-8.1
Year-to-date 2014	6,076	1,290	2,343	15	297	10,880	n/a	n/a	20,901
Year-to-date 2013	6,525	1,481	2,316	42	587	9,887	n/a	n/a	20,838
% Change	-6.9	-12.9	1.2	-64.3	-49.4	10.0	n/a	n/a	0.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	96	0	35	0	12	0	0	0	143
August 2013	92	0	13	0	0	0	0	9	114
% Change	4.3	n/a	169.2	n/a	n/a	n/a	n/a	-100.0	25.4
Year-to-date 2014	716	30	215	0	75	0	0	96	1,132
Year-to-date 2013	624	56	64	0	21	0	31	59	855
% Change	14.7	-46.4	**	n/a	**	n/a	-100.0	62.7	32.4
UNDER CONSTRUCTION									
August 2014	636	36	190	0	81	0	2	424	1,369
August 2013	576	38	82	0	54	120	30	204	1,104
% Change	10.4	-5.3	131.7	n/a	50.0	-100.0	-93.3	107.8	24.0
COMPLETIONS									
August 2014	91	2	15	0	0	0	0	15	123
August 2013	117	28	6	0	16	40	5	2	214
% Change	-22.2	-92.9	150.0	n/a	-100.0	-100.0	-100.0	**	-42.5
Year-to-date 2014	566	12	111	0	35	0	0	26	750
Year-to-date 2013	688	60	72	0	124	70	12	15	1,041
% Change	-17.7	-80.0	54.2	n/a	-71.8	-100.0	-100.0	73.3	-28.0
COMPLETED & NOT ABSORBED									
August 2014	23	0	0	0	0	0	n/a	n/a	23
August 2013	5	0	0	0	0	0	n/a	n/a	5
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
August 2014	91	2	15	0	0	0	n/a	n/a	108
August 2013	123	28	6	0	16	49	n/a	n/a	222
% Change	-26.0	-92.9	150.0	n/a	-100.0	-100.0	n/a	n/a	-51.4
Year-to-date 2014	571	12	108	0	35	0	n/a	n/a	726
Year-to-date 2013	695	60	72	0	126	79	n/a	n/a	1,032
% Change	-17.8	-80.0	50.0	n/a	-72.2	-100.0	n/a	n/a	-29.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	846	130	244	0	167	715	0	0	2,102
August 2013	745	142	480	0	71	1,937	0	31	3,406
% Change	13.6	-8.5	-49.2	n/a	135.2	-63.1	n/a	-100.0	-38.3
Year-to-date 2014	6,008	1,150	2,494	9	586	10,844	4	728	21,823
Year-to-date 2013	6,354	1,352	2,430	1	437	10,874	35	779	22,262
% Change	-5.4	-14.9	2.6	**	34.1	-0.3	-88.6	-6.5	-2.0
UNDER CONSTRUCTION									
August 2014	7,691	1,518	3,363	18	1,017	53,998	16	2,928	70,549
August 2013	8,262	1,820	3,923	2	952	51,861	42	2,409	69,272
% Change	-6.9	-16.6	-14.3	**	6.8	4.1	-61.9	21.5	1.8
COMPLETIONS									
August 2014	794	126	343	0	31	461	8	16	1,779
August 2013	1,115	220	392	0	216	153	5	228	2,329
% Change	-28.8	-42.7	-12.5	n/a	-85.6	**	60.0	-93.0	-23.6
Year-to-date 2014	6,362	1,276	2,321	0	412	11,152	8	215	21,746
Year-to-date 2013	6,918	1,501	2,382	12	703	10,313	26	1,837	23,692
% Change	-8.0	-15.0	-2.6	-100.0	-41.4	8.1	-69.2	-88.3	-8.2
COMPLETED & NOT ABSORBED									
August 2014	252	12	56	0	47	1,037	n/a	n/a	1,404
August 2013	165	24	61	0	6	1,096	n/a	n/a	1,352
% Change	52.7	-50.0	-8.2	n/a	**	-5.4	n/a	n/a	3.8
ABSORBED									
August 2014	802	131	344	0	31	442	n/a	n/a	1,750
August 2013	1,104	228	385	0	216	73	n/a	n/a	2,006
% Change	-27.4	-42.5	-10.6	n/a	-85.6	**	n/a	n/a	-12.8
Year-to-date 2014	6,295	1,274	2,340	0	384	11,080	n/a	n/a	21,373
Year-to-date 2013	6,901	1,493	2,376	12	710	10,135	n/a	n/a	21,627
% Change	-8.8	-14.7	-1.5	-100.0	-45.9	9.3	n/a	n/a	-1.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
August 2014	131	30	4	0	0	39	0	0	204
August 2013	125	6	18	0	18	979	0	22	1,168
York Region									
August 2014	195	24	82	0	0	388	0	0	689
August 2013	248	42	147	0	0	863	0	0	1,300
Peel Region									
August 2014	247	76	43	0	98	0	0	0	464
August 2013	218	92	282	0	40	95	0	0	727
Halton Region									
August 2014	104	0	68	0	0	288	0	0	460
August 2013	24	0	20	0	13	0	0	0	57
Durham Region									
August 2014	169	0	47	0	69	0	0	0	285
August 2013	130	2	13	0	0	0	0	9	154
Toronto CMA									
August 2014	834	130	209	0	155	715	0	0	2,043
August 2013	753	152	481	5	68	1,937	0	22	3,418
Oshawa CMA									
August 2014	96	0	35	0	12	0	0	0	143
August 2013	92	0	13	0	0	0	0	9	114
Greater Toronto Area									
August 2014	846	130	244	0	167	715	0	0	2,102
August 2013	745	142	480	0	71	1,937	0	31	3,406

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2014	1,370	222	515	10	345	44,053	10	2,067	48,592
August 2013	1,473	198	664	0	285	40,800	4	1,818	45,242
York Region									
August 2014	2,204	386	1,182	7	11	6,461	0	129	10,380
August 2013	2,226	268	1,066	1	90	6,943	0	113	10,707
Peel Region									
August 2014	1,939	798	634	1	341	1,861	4	0	5,578
August 2013	3,021	1,208	850	1	134	2,340	8	4	7,567
Halton Region									
August 2014	938	26	671	0	108	1,623	0	308	3,674
August 2013	578	82	995	0	383	1,658	0	270	3,966
Durham Region									
August 2014	1,240	86	361	0	212	0	2	424	2,325
August 2013	964	64	348	0	60	120	30	204	1,790
Toronto CMA									
August 2014	7,426	1,518	3,257	33	912	53,684	14	2,197	69,041
August 2013	8,027	1,828	4,006	24	780	51,171	12	1,935	67,784
Oshawa CMA									
August 2014	636	36	190	0	81	0	2	424	1,369
August 2013	576	38	82	0	54	120	30	204	1,104
Greater Toronto Area									
August 2014	7,691	1,518	3,363	18	1,017	53,998	16	2,928	70,549
August 2013	8,262	1,820	3,923	2	952	51,861	42	2,409	69,272

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
August 2014	104	4	6	0	0	164	0	0	278
August 2013	89	4	38	0	0	113	0	0	244
York Region									
August 2014	177	22	83	0	0	195	0	1	478
August 2013	366	84	174	0	0	0	0	1	625
Peel Region									
August 2014	217	94	163	0	21	0	8	0	503
August 2013	358	62	71	0	99	0	0	225	815
Halton Region									
August 2014	140	2	48	0	10	102	0	0	302
August 2013	120	28	83	0	47	0	0	0	278
Durham Region									
August 2014	156	4	43	0	0	0	0	15	218
August 2013	182	42	26	0	70	40	5	2	367
Toronto CMA									
August 2014	729	124	339	2	23	461	8	1	1,687
August 2013	1,039	192	384	0	189	113	0	226	2,143
Oshawa CMA									
August 2014	91	2	15	0	0	0	0	15	123
August 2013	117	28	6	0	16	40	5	2	214
Greater Toronto Area									
August 2014	794	126	343	0	31	461	8	16	1,779
August 2013	1,115	220	392	0	216	153	5	228	2,329

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
August 2014	143	6	39	0	7	817	n/a	n/a	1,012
August 2013	78	2	19	0	4	964	n/a	n/a	1,067
York Region									
August 2014	46	4	13	0	38	206	n/a	n/a	307
August 2013	20	20	35	0	0	75	n/a	n/a	150
Peel Region									
August 2014	8	0	0	0	2	0	n/a	n/a	10
August 2013	24	2	0	0	2	33	n/a	n/a	61
Halton Region									
August 2014	21	2	0	0	0	14	n/a	n/a	37
August 2013	27	0	7	0	0	24	n/a	n/a	58
Durham Region									
August 2014	34	0	4	0	0	0	n/a	n/a	38
August 2013	16	0	0	0	0	0	n/a	n/a	16
Toronto CMA									
August 2014	222	16	86	1	47	1,045	n/a	n/a	1,417
August 2013	150	26	70	0	6	1,111	n/a	n/a	1,363
Oshawa CMA									
August 2014	23	0	0	0	0	0	n/a	n/a	23
August 2013	5	0	0	0	0	0	n/a	n/a	5
Greater Toronto Area									
August 2014	252	12	56	0	47	1,037	n/a	n/a	1,404
August 2013	165	24	61	0	6	1,096	n/a	n/a	1,352

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
August 2014	103	5	6	0	0	144	n/a	n/a	258
August 2013	92	6	38	0	0	22	n/a	n/a	158
York Region									
August 2014	178	24	84	0	0	196	n/a	n/a	482
August 2013	365	90	174	0	0	2	n/a	n/a	631
Peel Region									
August 2014	228	96	163	0	21	0	n/a	n/a	508
August 2013	346	62	71	0	99	0	n/a	n/a	578
Halton Region									
August 2014	144	2	48	0	10	102	n/a	n/a	306
August 2013	113	28	76	0	47	0	n/a	n/a	264
Durham Region									
August 2014	149	4	43	0	0	0	n/a	n/a	196
August 2013	188	42	26	0	70	49	n/a	n/a	375
Toronto CMA									
August 2014	740	129	340	2	23	442	n/a	n/a	1,676
August 2013	1,026	200	384	0	189	24	n/a	n/a	1,823
Oshawa CMA									
August 2014	91	2	15	0	0	0	n/a	n/a	108
August 2013	123	28	6	0	16	49	n/a	n/a	222
Greater Toronto Area									
August 2014	802	131	344	0	31	442	n/a	n/a	1,750
August 2013	1,104	228	385	0	216	73	n/a	n/a	2,006

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Toronto City	131	125	30	6	4	36	39	1,001	204	1,168	-82.5
Toronto	10	24	0	4	4	0	39	869	53	897	-94.1
East York	7	2	0	0	0	0	0	0	7	2	**
Etobicoke	14	30	0	0	0	0	0	132	14	162	-91.4
North York	79	46	30	0	0	21	0	0	109	67	62.7
Scarborough	15	22	0	0	0	15	0	0	15	37	-59.5
York	6	1	0	2	0	0	0	0	6	3	100.0
York Region	195	248	24	42	70	147	400	863	689	1,300	-47.0
Aurora	23	0	0	0	0	0	0	0	23	0	n/a
East Gwillimbury	10	1	0	0	0	0	0	0	10	1	**
Georgina Township	15	7	0	0	0	0	0	0	15	7	114.3
King Township	23	32	0	0	0	31	0	0	23	63	-63.5
Markham	60	31	24	4	52	60	324	368	460	463	-0.6
Newmarket	0	41	0	14	0	0	0	0	0	55	-100.0
Richmond Hill	33	12	0	0	18	0	42	0	93	12	**
Vaughan	28	99	0	24	0	56	34	495	62	674	-90.8
Whitchurch-Stouffville	3	25	0	0	0	0	0	0	3	25	-88.0
Peel Region	247	218	76	92	141	322	0	95	464	727	-36.2
Brampton	219	160	74	80	99	205	0	95	392	540	-27.4
Caledon	18	40	0	12	14	13	0	0	32	65	-50.8
Mississauga	10	18	2	0	28	104	0	0	40	122	-67.2
Halton Region	104	24	0	2	68	31	288	0	460	57	**
Burlington	2	6	0	2	0	7	0	0	2	15	-86.7
Halton Hills	4	3	0	0	0	0	0	0	4	3	33.3
Milton	55	3	0	0	68	20	0	0	123	23	**
Oakville	43	12	0	0	0	4	288	0	331	16	**
Durham Region	169	130	0	2	116	13	0	9	285	154	85.1
Ajax	44	21	0	2	57	0	0	0	101	23	**
Brock	1	4	0	0	0	0	0	0	1	4	-75.0
Clarington	44	50	0	0	6	13	0	0	50	63	-20.6
Oshawa	42	25	0	0	24	0	0	9	66	34	94.1
Pickering	23	4	0	0	12	0	0	0	35	4	**
Scugog	5	6	0	0	0	0	0	0	5	6	-16.7
Uxbridge	0	3	0	0	0	0	0	0	0	3	-100.0
Whitby	10	17	0	0	17	0	0	0	27	17	58.8
Remainder of Toronto CMA	92	121	0	16	0	14	0	0	92	151	-39.1
Bradford West Gwillimbury	35	16	0	0	0	14	0	0	35	30	16.7
Town of Mono	11	7	0	0	0	0	0	0	11	7	57.1
New Tecumseth	40	92	0	16	0	0	0	0	40	108	-63.0
Orangeville	6	6	0	0	0	0	0	0	6	6	0.0
Toronto CMA	834	758	130	158	352	543	727	1,959	2,043	3,418	-40.2
Oshawa CMA	96	92	0	0	47	13	0	9	143	114	25.4
Greater Toronto Area (GTA)	846	745	130	144	399	549	727	1,968	2,102	3,406	-38.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	613	776	110	138	277	408	7,990	8,131	8,990	9,453	-4.9
Toronto	118	118	44	18	100	18	5,475	6,176	5,737	6,330	-9.4
East York	34	36	6	0	8	0	0	0	48	36	33.3
Etobicoke	77	134	0	36	18	16	462	460	557	646	-13.8
North York	291	330	58	70	115	200	2,012	995	2,476	1,595	55.2
Scarborough	79	141	0	10	30	174	30	500	139	825	-83.2
York	14	17	2	4	6	0	11	0	33	21	57.1
York Region	1,769	2,124	378	220	925	673	2,343	1,735	5,415	4,752	14.0
Aurora	167	7	0	0	13	0	0	0	180	7	**
East Gwillimbury	42	22	0	8	6	0	0	0	48	30	60.0
Georgina Township	151	91	0	2	28	19	0	0	179	112	59.8
King Township	127	212	2	4	4	77	0	0	133	293	-54.6
Markham	469	692	318	138	428	366	861	777	2,076	1,973	5.2
Newmarket	93	335	0	40	38	0	0	0	131	375	-65.1
Richmond Hill	197	255	0	4	308	78	1,448	6	1,953	343	**
Vaughan	477	354	58	24	100	126	34	952	669	1,456	-54.1
Whitchurch-Stouffville	46	156	0	0	0	7	0	0	46	163	-71.8
Peel Region	1,455	1,963	570	828	643	698	407	787	3,075	4,276	-28.1
Brampton	1,216	1,519	468	518	382	483	103	320	2,169	2,840	-23.6
Caledon	167	225	14	48	123	67	0	0	304	340	-10.6
Mississauga	72	219	88	262	138	148	304	467	602	1,096	-45.1
Halton Region	898	516	18	82	664	740	776	941	2,356	2,279	3.4
Burlington	36	52	0	2	34	137	78	502	148	693	-78.6
Halton Hills	33	167	2	0	0	154	0	0	35	321	-89.1
Milton	458	169	14	58	352	345	276	96	1,100	668	64.7
Oakville	371	128	2	22	278	104	422	343	1,073	597	79.7
Durham Region	1,282	980	74	90	535	373	96	59	1,987	1,502	32.3
Ajax	430	236	20	12	137	91	0	0	587	339	73.2
Brock	12	14	0	0	0	0	0	0	12	14	-14.3
Clarington	378	184	30	30	91	67	0	0	499	281	77.6
Oshawa	277	312	0	26	113	24	96	57	486	419	16.0
Pickering	85	60	24	22	108	170	0	0	217	252	-13.9
Scugog	16	17	0	0	0	0	0	0	16	17	-5.9
Uxbridge	23	25	0	0	0	0	0	0	23	25	-8.0
Whitby	61	132	0	0	86	21	0	2	147	155	-5.2
Remainder of Toronto CMA	444	513	14	34	31	157	0	0	489	704	-30.5
Bradford West Gwillimbury	193	247	6	12	0	144	0	0	199	403	-50.6
Town of Mono	63	26	0	0	0	0	0	0	63	26	142.3
New Tecumseth	142	179	8	22	8	13	0	0	158	214	-26.2
Orangeville	46	61	0	0	23	0	0	0	69	61	13.1
Toronto CMA	5,681	6,161	1,134	1,334	2,751	2,800	11,438	11,092	21,004	21,387	-1.8
Oshawa CMA	716	628	30	56	290	112	96	59	1,132	855	32.4
Greater Toronto Area (GTA)	6,017	6,359	1,150	1,358	3,044	2,892	11,612	11,653	21,823	22,262	-2.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Toronto City	4	36	0	0	39	979	0	22
Toronto	4	0	0	0	39	849	0	20
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	130	0	2
North York	0	21	0	0	0	0	0	0
Scarborough	0	15	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	70	147	0	0	400	863	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	31	0	0	0	0	0	0
Markham	52	60	0	0	324	368	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	18	0	0	0	42	0	0	0
Vaughan	0	56	0	0	34	495	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	141	322	0	0	0	95	0	0
Brampton	99	205	0	0	0	95	0	0
Caledon	14	13	0	0	0	0	0	0
Mississauga	28	104	0	0	0	0	0	0
Halton Region	68	31	0	0	288	0	0	0
Burlington	0	7	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	68	20	0	0	0	0	0	0
Oakville	0	4	0	0	288	0	0	0
Durham Region	116	13	0	0	0	0	0	9
Ajax	57	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	13	0	0	0	0	0	0
Oshawa	24	0	0	0	0	0	0	9
Pickering	12	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	14	0	0	0	0	0	0
Bradford West Gwillimbury	0	14	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	352	543	0	0	727	1,937	0	22
Oshawa CMA	47	13	0	0	0	0	0	9
Greater Toronto Area (GTA)	399	549	0	0	727	1,937	0	31

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	273	408	4	0	7,394	7,923	596	208
Toronto	96	18	4	0	5,171	6,154	304	22
East York	8	0	0	0	0	0	0	0
Etobicoke	18	16	0	0	462	458	0	2
North York	115	200	0	0	1,731	995	281	0
Scarborough	30	174	0	0	30	316	0	184
York	6	0	0	0	0	0	11	0
York Region	925	673	0	0	2,307	1,722	36	13
Aurora	13	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	28	19	0	0	0	0	0	0
King Township	4	77	0	0	0	0	0	0
Markham	428	366	0	0	853	770	8	7
Newmarket	38	0	0	0	0	0	0	0
Richmond Hill	308	78	0	0	1,420	0	28	6
Vaughan	100	126	0	0	34	952	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	643	698	0	0	407	558	0	229
Brampton	382	483	0	0	103	95	0	225
Caledon	123	67	0	0	0	0	0	0
Mississauga	138	148	0	0	304	463	0	4
Halton Region	664	740	0	0	776	671	0	270
Burlington	34	137	0	0	78	232	0	270
Halton Hills	0	154	0	0	0	0	0	0
Milton	352	345	0	0	276	96	0	0
Oakville	278	104	0	0	422	343	0	0
Durham Region	535	346	0	27	0	0	96	59
Ajax	137	91	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	91	40	0	27	0	0	0	0
Oshawa	113	24	0	0	0	0	96	57
Pickering	108	170	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	86	21	0	0	0	0	0	2
Remainder of Toronto CMA	31	157	0	0	0	0	0	0
Bradford West Gwillimbury	0	144	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	13	0	0	0	0	0	0
Orangeville	23	0	0	0	0	0	0	0
Toronto CMA	2,747	2,800	4	0	10,806	10,642	632	450
Oshawa CMA	290	85	0	27	0	0	96	59
Greater Toronto Area (GTA)	3,040	2,865	4	27	10,884	10,874	728	779

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Toronto City	165	149	39	997	0	22	204	1,168
Toronto	14	28	39	849	0	20	53	897
East York	7	2	0	0	0	0	7	2
Etobicoke	14	30	0	130	0	2	14	162
North York	109	49	0	18	0	0	109	67
Scarborough	15	37	0	0	0	0	15	37
York	6	3	0	0	0	0	6	3
York Region	301	437	388	863	0	0	689	1,300
Aurora	23	0	0	0	0	0	23	0
East Gwillimbury	10	1	0	0	0	0	10	1
Georgina Township	15	7	0	0	0	0	15	7
King Township	23	63	0	0	0	0	23	63
Markham	136	95	324	368	0	0	460	463
Newmarket	0	55	0	0	0	0	0	55
Richmond Hill	63	12	30	0	0	0	93	12
Vaughan	28	179	34	495	0	0	62	674
Whitchurch-Stouffville	3	25	0	0	0	0	3	25
Peel Region	366	592	98	135	0	0	464	727
Brampton	322	405	70	135	0	0	392	540
Caledon	32	65	0	0	0	0	32	65
Mississauga	12	122	28	0	0	0	40	122
Halton Region	172	44	288	13	0	0	460	57
Burlington	2	6	0	9	0	0	2	15
Halton Hills	4	3	0	0	0	0	4	3
Milton	123	23	0	0	0	0	123	23
Oakville	43	12	288	4	0	0	331	16
Durham Region	216	145	69	0	0	9	285	154
Ajax	44	23	57	0	0	0	101	23
Brock	1	4	0	0	0	0	1	4
Clarington	50	63	0	0	0	0	50	63
Oshawa	66	25	0	0	0	9	66	34
Pickering	35	4	0	0	0	0	35	4
Scugog	5	6	0	0	0	0	5	6
Uxbridge	0	3	0	0	0	0	0	3
Whitby	15	17	12	0	0	0	27	17
Remainder of Toronto CMA	92	140	0	11	0	0	92	151
Bradford West Gwillimbury	35	30	0	0	0	0	35	30
Town of Mono	11	2	0	5	0	0	11	7
New Tecumseth	40	102	0	6	0	0	40	108
Orangeville	6	6	0	0	0	0	6	6
Toronto CMA	1,173	1,386	870	2,010	0	22	2,043	3,418
Oshawa CMA	131	105	12	0	0	9	143	114
Greater Toronto Area (GTA)	1,220	1,367	882	2,008	0	31	2,102	3,406

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	950	1,163	7,440	8,078	600	212	8,990	9,453
Toronto	257	154	5,172	6,154	308	22	5,737	6,330
East York	48	36	0	0	0	0	48	36
Etobicoke	103	186	454	458	0	2	557	646
North York	422	441	1,773	1,150	281	4	2,476	1,595
Scarborough	98	325	41	316	0	184	139	825
York	22	21	0	0	11	0	33	21
York Region	3,067	2,997	2,312	1,742	36	13	5,415	4,752
Aurora	180	7	0	0	0	0	180	7
East Gwillimbury	48	30	0	0	0	0	48	30
Georgina Township	179	112	0	0	0	0	179	112
King Township	133	293	0	0	0	0	133	293
Markham	1,215	1,196	853	770	8	7	2,076	1,973
Newmarket	120	375	11	0	0	0	131	375
Richmond Hill	511	330	1,414	7	28	6	1,953	343
Vaughan	635	491	34	965	0	0	669	1,456
Whitchurch-Stouffville	46	163	0	0	0	0	46	163
Peel Region	2,395	3,415	680	632	0	229	3,075	4,276
Brampton	1,923	2,447	246	168	0	225	2,169	2,840
Caledon	304	340	0	0	0	0	304	340
Mississauga	168	628	434	464	0	4	602	1,096
Halton Region	1,518	1,186	838	823	0	270	2,356	2,279
Burlington	43	96	105	327	0	270	148	693
Halton Hills	35	321	0	0	0	0	35	321
Milton	824	558	276	110	0	0	1,100	668
Oakville	616	211	457	386	0	0	1,073	597
Durham Region	1,722	1,375	169	37	96	90	1,987	1,502
Ajax	499	323	88	16	0	0	587	339
Brock	12	14	0	0	0	0	12	14
Clarington	485	254	14	0	0	27	499	281
Oshawa	390	358	0	0	96	61	486	419
Pickering	211	252	6	0	0	0	217	252
Scugog	16	17	0	0	0	0	16	17
Uxbridge	23	25	0	0	0	0	23	25
Whitby	86	132	61	21	0	2	147	155
Remainder of Toronto CMA	467	668	22	36	0	0	489	704
Bradford West Gwillimbury	199	403	0	0	0	0	199	403
Town of Mono	50	7	13	19	0	0	63	26
New Tecumseth	149	197	9	17	0	0	158	214
Orangeville	69	61	0	0	0	0	69	61
Toronto CMA	9,087	9,933	11,281	11,000	636	454	21,004	21,387
Oshawa CMA	961	744	75	21	96	90	1,132	855
Greater Toronto Area (GTA)	9,652	10,136	11,439	11,312	732	814	21,823	22,262

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Toronto City	104	89	4	4	6	38	164	113	278	244	13.9
Toronto	11	14	2	0	6	0	47	113	66	127	-48.0
East York	6	10	0	0	0	0	0	0	6	10	-40.0
Etobicoke	18	17	0	2	0	0	0	0	18	19	-5.3
North York	47	41	0	0	0	0	117	0	164	41	**
Scarborough	21	5	0	2	0	38	0	0	21	45	-53.3
York	1	2	2	0	0	0	0	0	3	2	50.0
York Region	177	366	22	84	83	174	196	1	478	625	-23.5
Aurora	0	1	0	0	0	0	0	0	0	1	-100.0
East Gwillimbury	2	5	0	4	0	0	0	0	2	9	-77.8
Georgina Township	15	21	0	0	0	0	0	0	15	21	-28.6
King Township	21	49	0	0	17	0	0	0	38	49	-22.4
Markham	55	154	20	34	29	118	196	1	300	307	-2.3
Newmarket	19	57	0	46	0	0	0	0	19	103	-81.6
Richmond Hill	29	25	2	0	37	51	0	0	68	76	-10.5
Vaughan	32	35	0	0	0	5	0	0	32	40	-20.0
Whitchurch-Stouffville	4	19	0	0	0	0	0	0	4	19	-78.9
Peel Region	217	358	94	62	192	170	0	225	503	815	-38.3
Brampton	187	336	94	62	90	71	0	225	371	694	-46.5
Caledon	25	14	0	0	0	0	0	0	25	14	78.6
Mississauga	5	8	0	0	102	99	0	0	107	107	0.0
Halton Region	140	120	2	28	58	130	102	0	302	278	8.6
Burlington	8	13	2	0	10	21	0	0	20	34	-41.2
Halton Hills	2	2	0	0	0	17	0	0	2	19	-89.5
Milton	91	73	0	24	33	48	0	0	124	145	-14.5
Oakville	39	32	0	4	15	44	102	0	156	80	95.0
Durham Region	156	183	4	42	43	100	15	42	218	367	-40.6
Ajax	45	47	0	6	0	63	0	0	45	116	-61.2
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	44	31	2	6	15	26	0	40	61	103	-40.8
Oshawa	30	66	0	20	0	0	15	2	45	88	-48.9
Pickering	10	10	2	8	28	11	0	0	40	29	37.9
Scugog	4	2	0	0	0	0	0	0	4	2	100.0
Uxbridge	4	6	0	0	0	0	0	0	4	6	-33.3
Whitby	17	21	0	2	0	0	0	0	17	23	-26.1
Remainder of Toronto CMA	42	56	4	2	11	6	0	0	57	64	-10.9
Bradford West Gwillimbury	17	24	0	0	11	6	0	0	28	30	-6.7
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	12	17	4	2	0	0	0	0	16	19	-15.8
Orangeville	10	15	0	0	0	0	0	0	10	15	-33.3
Toronto CMA	731	1,039	126	194	368	571	462	339	1,687	2,143	-21.3
Oshawa CMA	91	118	2	28	15	26	15	42	123	214	-42.5
Greater Toronto Area (GTA)	794	1,116	126	220	382	612	477	381	1,779	2,329	-23.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	772	644	82	120	163	402	6,727	9,160	7,744	10,326	-25.0
Toronto	102	119	16	10	24	15	4,671	5,990	4,813	6,134	-21.5
East York	43	53	0	0	0	0	105	363	148	416	-64.4
Etobicoke	135	130	36	70	0	68	338	806	509	1,074	-52.6
North York	387	245	22	10	22	193	1,516	1,477	1,947	1,925	1.1
Scarborough	89	71	2	16	114	126	97	524	302	737	-59.0
York	16	26	6	14	3	0	0	0	25	40	-37.5
York Region	1,777	1,990	254	422	774	1,087	3,051	1,224	5,856	4,723	24.0
Aurora	37	23	0	20	0	41	280	0	317	84	**
East Gwillimbury	25	44	16	12	6	6	0	0	47	62	-24.2
Georgina Township	86	82	0	2	25	0	0	0	111	84	32.1
King Township	185	210	2	0	76	37	0	264	263	511	-48.5
Markham	425	582	184	280	347	475	1,847	287	2,803	1,624	72.6
Newmarket	221	176	18	86	44	34	0	0	283	296	-4.4
Richmond Hill	290	123	4	8	141	163	632	429	1,067	723	47.6
Vaughan	401	394	30	14	128	225	292	140	851	773	10.1
Whitchurch-Stouffville	107	356	0	0	7	106	0	104	114	566	-79.9
Peel Region	2,147	2,360	866	677	882	717	900	1,257	4,795	5,011	-4.3
Brampton	1,706	2,062	668	670	668	532	95	225	3,137	3,489	-10.1
Caledon	284	194	48	3	69	58	0	0	401	255	57.3
Mississauga	157	104	150	4	145	127	805	1,032	1,257	1,267	-0.8
Halton Region	748	870	46	198	650	511	663	424	2,107	2,003	5.2
Burlington	60	80	8	2	77	31	210	186	355	299	18.7
Halton Hills	168	128	2	0	94	31	0	0	264	159	66.0
Milton	176	524	36	176	325	306	246	98	783	1,104	-29.1
Oakville	344	138	0	20	154	143	207	140	705	441	59.9
Durham Region	918	1,069	28	90	270	385	28	85	1,244	1,629	-23.6
Ajax	244	210	6	22	49	156	0	0	299	388	-22.9
Brock	6	6	0	0	0	0	0	0	6	6	0.0
Clarington	233	249	6	12	63	58	2	44	304	363	-16.3
Oshawa	218	278	6	46	34	59	24	11	282	394	-28.4
Pickering	55	135	10	8	77	24	0	0	142	167	-15.0
Scugog	18	7	0	0	0	0	0	0	18	7	157.1
Uxbridge	29	20	0	0	0	0	0	0	29	20	45.0
Whitby	115	164	0	2	47	88	2	30	164	284	-42.3
Remainder of Toronto CMA	428	430	42	66	148	23	0	32	618	551	12.2
Bradford West Gwillimbury	192	197	18	48	99	12	0	0	309	257	20.2
Town of Mono	19	28	0	0	0	0	0	0	19	28	-32.1
New Tecumseth	181	137	24	18	25	4	0	32	230	191	20.4
Orangeville	36	68	0	0	24	7	0	0	60	75	-20.0
Toronto CMA	6,140	6,579	1,298	1,511	2,666	2,889	11,131	11,911	21,235	22,890	-7.2
Oshawa CMA	566	691	12	60	144	205	28	85	750	1,041	-28.0
Greater Toronto Area (GTA)	6,362	6,933	1,276	1,507	2,739	3,102	11,369	12,150	21,746	23,692	-8.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Toronto City	6	38	0	0	164	113	0	0
Toronto	6	0	0	0	47	113	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	117	0	0	0
Scarborough	0	38	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	83	174	0	0	195	0	1	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	17	0	0	0	0	0	0	0
Markham	29	118	0	0	195	0	1	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	37	51	0	0	0	0	0	0
Vaughan	0	5	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	184	170	8	0	0	0	0	225
Brampton	82	71	8	0	0	0	0	225
Caledon	0	0	0	0	0	0	0	0
Mississauga	102	99	0	0	0	0	0	0
Halton Region	58	130	0	0	102	0	0	0
Burlington	10	21	0	0	0	0	0	0
Halton Hills	0	17	0	0	0	0	0	0
Milton	33	48	0	0	0	0	0	0
Oakville	15	44	0	0	102	0	0	0
Durham Region	43	96	0	4	0	40	15	2
Ajax	0	63	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	15	22	0	4	0	40	0	0
Oshawa	0	0	0	0	0	0	15	2
Pickering	28	11	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	11	6	0	0	0	0	0	0
Bradford West Gwillimbury	11	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	360	571	8	0	461	113	1	226
Oshawa CMA	15	22	0	4	0	40	15	2
Greater Toronto Area (GTA)	374	608	8	4	461	153	16	228

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	163	388	0	14	6,544	7,956	183	1,204
Toronto	24	15	0	0	4,488	5,087	183	903
East York	0	0	0	0	105	363	0	0
Etobicoke	0	68	0	0	338	806	0	0
North York	22	179	0	14	1,516	1,386	0	91
Scarborough	114	126	0	0	97	314	0	210
York	3	0	0	0	0	0	0	0
York Region	774	1,087	0	0	3,045	1,083	6	141
Aurora	0	41	0	0	280	0	0	0
East Gwillimbury	6	6	0	0	0	0	0	0
Georgina Township	25	0	0	0	0	0	0	0
King Township	76	37	0	0	0	264	0	0
Markham	347	475	0	0	1,841	286	6	1
Newmarket	44	34	0	0	0	0	0	0
Richmond Hill	141	163	0	0	632	289	0	140
Vaughan	128	225	0	0	292	140	0	0
Whitchurch-Stouffville	7	106	0	0	0	104	0	0
Peel Region	874	717	8	0	900	782	0	475
Brampton	660	532	8	0	95	0	0	225
Caledon	69	58	0	0	0	0	0	0
Mississauga	145	127	0	0	805	782	0	250
Halton Region	650	511	0	0	663	422	0	2
Burlington	77	31	0	0	210	186	0	0
Halton Hills	94	31	0	0	0	0	0	0
Milton	325	306	0	0	246	96	0	2
Oakville	154	143	0	0	207	140	0	0
Durham Region	270	376	0	9	2	70	26	15
Ajax	49	156	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	63	49	0	9	2	40	0	4
Oshawa	34	59	0	0	0	0	24	11
Pickering	77	24	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	47	88	0	0	0	30	2	0
Remainder of Toronto CMA	148	23	0	0	0	32	0	0
Bradford West Gwillimbury	99	12	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	4	0	0	0	32	0	0
Orangeville	24	7	0	0	0	0	0	0
Toronto CMA	2,658	2,875	8	14	10,942	10,089	189	1,822
Oshawa CMA	144	196	0	9	2	70	26	15
Greater Toronto Area (GTA)	2,731	3,079	8	23	11,154	10,313	215	1,837

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Toronto City	114	131	164	113	0	0	278	244
Toronto	19	14	47	113	0	0	66	127
East York	6	10	0	0	0	0	6	10
Etobicoke	18	19	0	0	0	0	18	19
North York	47	41	117	0	0	0	164	41
Scarborough	21	45	0	0	0	0	21	45
York	3	2	0	0	0	0	3	2
York Region	282	624	195	0	1	1	478	625
Aurora	0	1	0	0	0	0	0	1
East Gwillimbury	2	9	0	0	0	0	2	9
Georgina Township	15	21	0	0	0	0	15	21
King Township	38	49	0	0	0	0	38	49
Markham	104	306	195	0	1	1	300	307
Newmarket	19	103	0	0	0	0	19	103
Richmond Hill	68	76	0	0	0	0	68	76
Vaughan	32	40	0	0	0	0	32	40
Whitchurch-Stouffville	4	19	0	0	0	0	4	19
Peel Region	474	491	21	99	8	225	503	815
Brampton	342	469	21	0	8	225	371	694
Caledon	25	14	0	0	0	0	25	14
Mississauga	107	8	0	99	0	0	107	107
Halton Region	190	231	112	47	0	0	302	278
Burlington	10	21	10	13	0	0	20	34
Halton Hills	2	19	0	0	0	0	2	19
Milton	124	141	0	4	0	0	124	145
Oakville	54	50	102	30	0	0	156	80
Durham Region	203	250	0	110	15	7	218	367
Ajax	45	62	0	54	0	0	45	116
Brock	2	0	0	0	0	0	2	0
Clarington	61	43	0	56	0	4	61	103
Oshawa	30	85	0	0	15	3	45	88
Pickering	40	29	0	0	0	0	40	29
Scugog	4	2	0	0	0	0	4	2
Uxbridge	4	6	0	0	0	0	4	6
Whitby	17	23	0	0	0	0	17	23
Remainder of Toronto CMA	53	62	4	2	0	0	57	64
Bradford West Gwillimbury	28	30	0	0	0	0	28	30
Town of Mono	1	0	2	0	0	0	3	0
New Tecumseth	14	17	2	2	0	0	16	19
Orangeville	10	15	0	0	0	0	10	15
Toronto CMA	1,192	1,615	486	302	9	226	1,687	2,143
Oshawa CMA	108	151	0	56	15	7	123	214
Greater Toronto Area (GTA)	1,263	1,727	492	369	24	233	1,779	2,329

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	988	1,073	6,573	8,035	183	1,218	7,744	10,326
Toronto	142	144	4,488	5,087	183	903	4,813	6,134
East York	43	53	105	363	0	0	148	416
Etobicoke	171	200	338	874	0	0	509	1,074
North York	412	429	1,535	1,391	0	105	1,947	1,925
Scarborough	195	207	107	320	0	210	302	737
York	25	40	0	0	0	0	25	40
York Region	2,741	3,402	3,109	1,180	6	141	5,856	4,723
Aurora	37	82	280	2	0	0	317	84
East Gwillimbury	47	62	0	0	0	0	47	62
Georgina Township	111	84	0	0	0	0	111	84
King Township	263	247	0	264	0	0	263	511
Markham	956	1,337	1,841	286	6	1	2,803	1,624
Newmarket	239	296	44	0	0	0	283	296
Richmond Hill	428	282	639	301	0	140	1,067	723
Vaughan	546	550	305	223	0	0	851	773
Whitchurch-Stouffville	114	462	0	104	0	0	114	566
Peel Region	3,784	3,612	1,003	924	8	475	4,795	5,011
Brampton	2,940	3,249	189	15	8	225	3,137	3,489
Caledon	401	255	0	0	0	0	401	255
Mississauga	443	108	814	909	0	250	1,257	1,267
Halton Region	1,263	1,390	844	611	0	2	2,107	2,003
Burlington	83	100	272	199	0	0	355	299
Halton Hills	264	159	0	0	0	0	264	159
Milton	470	949	313	153	0	2	783	1,104
Oakville	446	182	259	259	0	0	705	441
Durham Region	1,183	1,324	35	278	26	27	1,244	1,629
Ajax	299	304	0	84	0	0	299	388
Brock	6	6	0	0	0	0	6	6
Clarington	304	286	0	64	0	13	304	363
Oshawa	258	333	0	47	24	14	282	394
Pickering	142	167	0	0	0	0	142	167
Scugog	18	7	0	0	0	0	18	7
Uxbridge	29	20	0	0	0	0	29	20
Whitby	127	201	35	83	2	0	164	284
Remainder of Toronto CMA	591	473	27	78	0	0	618	551
Bradford West Gwillimbury	309	257	0	0	0	0	309	257
Town of Mono	7	7	12	21	0	0	19	28
New Tecumseth	215	134	15	57	0	0	230	191
Orangeville	60	75	0	0	0	0	60	75
Toronto CMA	9,754	10,341	11,284	10,713	197	1,836	21,235	22,890
Oshawa CMA	689	820	35	194	26	27	750	1,041
Greater Toronto Area (GTA)	9,959	10,801	11,564	11,028	223	1,863	21,746	23,692

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2014	0	0.0	0	0.0	2	2.2	1	1.1	86	96.6	89	1,900,000	1,822,561
August 2013	0	0.0	0	0.0	2	2.4	6	7.1	77	90.6	85	1,699,500	1,876,141
Year-to-date 2014	2	0.3	2	0.3	6	0.9	54	8.5	569	89.9	633	1,500,000	1,648,668
Year-to-date 2013	4	0.7	8	1.4	8	1.4	45	7.7	521	88.9	586	1,378,345	1,581,562
Toronto													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,595,000	2,095,667
Year-to-date 2014	1	1.1	0	0.0	0	0.0	0	0.0	90	98.9	91	1,295,000	1,509,143
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	5.2	92	94.8	97	1,499,000	1,964,488
East York													
August 2014	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
August 2013	0	0.0	0	0.0	0	0.0	4	33.3	8	66.7	12	890,000	1,006,667
Year-to-date 2014	0	0.0	0	0.0	2	11.1	4	22.2	12	66.7	18	1,215,000	1,370,056
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	16.3	41	83.7	49	925,000	1,091,918
Etobicoke													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	2,000,000	1,928,063
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	1,834,450	1,881,456
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	9.6	104	90.4	115	1,395,000	1,608,214
Year-to-date 2013	0	0.0	0	0.0	0	0.0	18	14.0	111	86.0	129	1,509,900	1,525,834
North York													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	47	100.0	47	2,100,000	2,112,638
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	1,923,950	2,278,323
Year-to-date 2014	1	0.3	1	0.3	2	0.6	6	1.9	306	96.8	316	1,900,000	1,933,014
Year-to-date 2013	3	1.3	0	0.0	0	0.0	2	0.8	232	97.9	237	1,579,000	1,793,448
Scarborough													
August 2014	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,025,000	1,087,324
August 2013	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
Year-to-date 2014	0	0.0	1	1.3	2	2.6	29	37.2	46	59.0	78	850,000	922,007
Year-to-date 2013	1	2.1	8	17.0	8	17.0	5	10.6	25	53.2	47	800,000	750,357
York													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2013	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	26.7	11	73.3	15	850,000	927,993
Year-to-date 2013	0	0.0	0	0.0	0	0.0	7	25.9	20	74.1	27	870,890	947,763

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2014	10	5.6	9	5.1	23	12.9	47	26.4	89	50.0	178	802,000	848,386
August 2013	28	7.7	30	8.2	74	20.3	89	24.4	144	39.5	365	731,900	789,273
Year-to-date 2014	101	5.7	61	3.5	274	15.6	393	22.3	930	52.9	1,759	821,900	862,181
Year-to-date 2013	137	6.9	140	7.1	465	23.5	769	38.8	470	23.7	1,981	692,990	752,449
Aurora													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	1	2.7	26	70.3	8	21.6	2	5.4	37	589,990	640,721
Year-to-date 2013	0	0.0	2	9.5	3	14.3	2	9.5	14	66.7	21	859,990	964,044
East Gwillimbury													
August 2014	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
August 2013	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	15	60.0	7	28.0	0	0.0	2	8.0	1	4.0	25	449,990	478,270
Year-to-date 2013	34	77.3	7	15.9	0	0.0	2	4.5	1	2.3	44	440,990	464,831
Georgina Township													
August 2014	8	57.1	2	14.3	1	7.1	0	0.0	3	21.4	14	417,990	574,348
August 2013	20	95.2	0	0.0	0	0.0	0	0.0	1	4.8	21	333,990	361,610
Year-to-date 2014	60	70.6	4	4.7	3	3.5	4	4.7	14	16.5	85	369,990	504,473
Year-to-date 2013	65	79.3	4	4.9	3	3.7	5	6.1	5	6.1	82	349,945	439,904
King Township													
August 2014	0	0.0	0	0.0	0	0.0	6	28.6	15	71.4	21	853,990	1,011,802
August 2013	0	0.0	0	0.0	0	0.0	10	20.4	39	79.6	49	858,990	1,038,152
Year-to-date 2014	0	0.0	1	0.6	1	0.6	22	12.4	154	86.5	178	884,490	1,006,974
Year-to-date 2013	0	0.0	0	0.0	1	0.5	88	42.3	119	57.2	208	815,990	907,197
Markham													
August 2014	0	0.0	0	0.0	21	38.9	18	33.3	15	27.8	54	671,490	773,121
August 2013	3	2.0	6	3.9	28	18.3	51	33.3	65	42.5	153	785,000	817,605
Year-to-date 2014	0	0.0	2	0.5	108	25.5	117	27.6	197	46.5	424	789,490	870,346
Year-to-date 2013	8	1.4	36	6.2	164	28.3	234	40.3	138	23.8	580	699,000	746,302
Newmarket													
August 2014	2	9.5	4	19.0	1	4.8	9	42.9	5	23.8	21	771,900	684,432
August 2013	0	0.0	23	40.4	31	54.4	3	5.3	0	0.0	57	577,900	558,116
Year-to-date 2014	25	11.2	41	18.3	43	19.2	101	45.1	14	6.3	224	659,900	631,727
Year-to-date 2013	18	10.3	33	18.9	67	38.3	57	32.6	0	0.0	175	593,900	593,486
Richmond Hill													
August 2014	0	0.0	0	0.0	0	0.0	11	36.7	19	63.3	30	1,022,490	994,936
August 2013	0	0.0	0	0.0	0	0.0	14	56.0	11	44.0	25	740,900	852,904
Year-to-date 2014	0	0.0	0	0.0	1	0.3	54	18.4	239	81.3	294	914,495	1,054,527
Year-to-date 2013	0	0.0	2	1.6	5	4.1	51	41.8	64	52.5	122	804,900	982,209
Vaughan													
August 2014	0	0.0	2	6.3	0	0.0	3	9.4	27	84.4	32	919,490	963,198
August 2013	0	0.0	0	0.0	2	5.7	8	22.9	25	71.4	35	916,990	988,531
Year-to-date 2014	0	0.0	3	0.8	73	19.0	55	14.3	253	65.9	384	889,945	907,652
Year-to-date 2013	1	0.3	0	0.0	26	6.6	250	63.6	116	29.5	393	755,990	877,493
Whitchurch-Stouffville													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2013	0	0.0	1	5.3	13	68.4	3	15.8	2	10.5	19	624,900	693,374
Year-to-date 2014	1	0.9	2	1.9	19	17.6	30	27.8	56	51.9	108	842,990	830,448
Year-to-date 2013	11	3.1	56	15.7	196	55.1	80	22.5	13	3.7	356	604,900	628,469

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2014	21	9.2	38	16.7	101	44.3	36	15.8	32	14.0	228	604,990	657,992
August 2013	55	15.9	86	24.9	102	29.5	77	22.3	26	7.5	346	588,990	596,688
Year-to-date 2014	281	13.1	515	24.0	631	29.4	470	21.9	246	11.5	2,143	599,990	631,750
Year-to-date 2013	391	16.6	677	28.7	604	25.6	519	22.0	170	7.2	2,361	568,990	601,128
Brampton													
August 2014	21	10.6	38	19.2	96	48.5	30	15.2	13	6.6	198	594,900	605,061
August 2013	54	16.7	85	26.2	98	30.2	73	22.5	14	4.3	324	581,990	582,474
Year-to-date 2014	267	15.7	457	26.9	526	30.9	345	20.3	107	6.3	1,702	579,990	594,122
Year-to-date 2013	378	18.3	626	30.4	524	25.4	461	22.4	72	3.5	2,061	556,990	573,186
Caledon													
August 2014	0	0.0	0	0.0	5	20.0	6	24.0	14	56.0	25	825,900	918,808
August 2013	1	7.1	1	7.1	4	28.6	4	28.6	4	28.6	14	652,450	730,872
Year-to-date 2014	14	4.9	58	20.4	105	37.0	72	25.4	35	12.3	284	602,900	645,656
Year-to-date 2013	13	6.6	46	23.5	72	36.7	49	25.0	16	8.2	196	603,945	622,018
Mississauga													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	33.8	104	66.2	157	950,000	1,014,515
Year-to-date 2013	0	0.0	5	4.8	8	7.7	9	8.7	82	78.8	104	950,000	1,115,500
Halton Region													
August 2014	1	0.7	52	36.1	33	22.9	9	6.3	49	34.0	144	584,990	917,386
August 2013	21	18.6	26	23.0	26	23.0	16	14.2	24	21.2	113	589,900	837,740
Year-to-date 2014	2	0.3	117	15.6	146	19.4	272	36.2	214	28.5	751	704,990	872,961
Year-to-date 2013	256	29.3	215	24.6	185	21.1	77	8.8	142	16.2	875	539,900	716,097
Burlington													
August 2014	1	9.1	0	0.0	4	36.4	5	45.5	1	9.1	11	650,000	701,544
August 2013	0	0.0	0	0.0	1	9.1	8	72.7	2	18.2	11	698,990	928,085
Year-to-date 2014	2	3.3	0	0.0	22	36.1	15	24.6	22	36.1	61	695,000	1,272,372
Year-to-date 2013	0	0.0	1	1.2	34	41.5	22	26.8	25	30.5	82	694,990	957,471
Halton Hills													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	18	10.7	61	36.3	73	43.5	16	9.5	168	652,900	688,142
Year-to-date 2013	2	1.6	22	17.2	51	39.8	33	25.8	20	15.6	128	620,900	681,877
Milton													
August 2014	0	0.0	51	56.0	29	31.9	0	0.0	11	12.1	91	539,990	603,458
August 2013	20	27.4	26	35.6	25	34.2	0	0.0	2	2.7	73	510,900	519,914
Year-to-date 2014	0	0.0	97	55.1	53	30.1	14	8.0	12	6.8	176	539,990	585,100
Year-to-date 2013	253	47.9	191	36.2	57	10.8	8	1.5	19	3.6	528	450,900	483,169
Oakville													
August 2014	0	0.0	1	2.5	0	0.0	4	10.0	35	87.5	40	1,292,500	1,676,798
August 2013	1	3.7	0	0.0	0	0.0	8	29.6	18	66.7	27	1,600,000	1,655,630
Year-to-date 2014	0	0.0	2	0.6	10	2.9	170	49.1	164	47.4	346	770,990	1,038,709
Year-to-date 2013	1	0.7	1	0.7	43	31.4	14	10.2	78	56.9	137	1,200,000	1,501,305

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2014	57	38.3	24	16.1	26	17.4	33	22.1	9	6.0	149	493,300	540,710
August 2013	88	46.8	36	19.1	40	21.3	20	10.6	4	2.1	188	459,995	484,247
Year-to-date 2014	353	39.2	189	21.0	178	19.8	140	15.5	41	4.6	901	490,000	522,966
Year-to-date 2013	465	43.8	232	21.8	170	16.0	143	13.5	52	4.9	1,062	474,490	503,141
Ajax													
August 2014	0	0.0	5	11.4	14	31.8	25	56.8	0	0.0	44	658,850	648,855
August 2013	2	4.1	12	24.5	23	46.9	12	24.5	0	0.0	49	601,100	592,434
Year-to-date 2014	9	3.6	61	24.6	90	36.3	86	34.7	2	0.8	248	608,450	610,257
Year-to-date 2013	9	4.2	68	32.1	90	42.5	44	20.8	1	0.5	212	590,000	577,409
Brock													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2014	37	84.1	5	11.4	1	2.3	1	2.3	0	0.0	44	380,990	396,303
August 2013	30	90.9	1	3.0	2	6.1	0	0.0	0	0.0	33	359,990	368,621
Year-to-date 2014	174	75.3	28	12.1	14	6.1	12	5.2	3	1.3	231	379,990	411,672
Year-to-date 2013	207	82.8	26	10.4	7	2.8	4	1.6	6	2.4	250	344,990	382,377
Oshawa													
August 2014	16	53.3	13	43.3	0	0.0	1	3.3	0	0.0	30	439,240	438,417
August 2013	44	66.7	12	18.2	8	12.1	2	3.0	0	0.0	66	395,990	424,694
Year-to-date 2014	139	63.2	53	24.1	18	8.2	9	4.1	1	0.5	220	423,990	442,147
Year-to-date 2013	173	62.5	65	23.5	23	8.3	16	5.8	0	0.0	277	414,900	436,480
Pickering													
August 2014	0	0.0	1	10.0	5	50.0	3	30.0	1	10.0	10	608,850	644,200
August 2013	0	0.0	5	50.0	2	20.0	2	20.0	1	10.0	10	557,200	600,370
Year-to-date 2014	0	0.0	5	9.1	23	41.8	15	27.3	12	21.8	55	645,000	709,156
Year-to-date 2013	12	8.9	17	12.6	20	14.8	58	43.0	28	20.7	135	691,100	691,955
Scugog													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2014	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
August 2013	1	16.7	1	16.7	1	16.7	2	33.3	1	16.7	6	--	--
Year-to-date 2014	4	13.8	11	37.9	6	20.7	5	17.2	3	10.3	29	519,000	574,936
Year-to-date 2013	4	20.0	1	5.0	2	10.0	6	30.0	7	35.0	20	699,995	776,750
Whitby													
August 2014	3	17.6	0	0.0	6	35.3	2	11.8	6	35.3	17	646,990	717,812
August 2013	11	45.8	5	20.8	4	16.7	2	8.3	2	8.3	24	457,945	503,120
Year-to-date 2014	27	22.9	31	26.3	27	22.9	13	11.0	20	16.9	118	559,495	608,502
Year-to-date 2013	60	35.7	55	32.7	28	16.7	15	8.9	10	6.0	168	485,990	514,744

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2014	26	61.9	4	9.5	0	0.0	3	7.1	9	21.4	42	416,900	582,041
August 2013	51	91.1	4	7.1	1	1.8	0	0.0	0	0.0	56	395,490	390,636
Year-to-date 2014	298	69.5	77	17.9	3	0.7	15	3.5	36	8.4	429	399,990	473,479
Year-to-date 2013	399	92.4	21	4.9	4	0.9	1	0.2	7	1.6	432	389,990	389,884
Bradford West Gwillimbury													
August 2014	7	41.2	1	5.9	0	0.0	1	5.9	8	47.1	17	689,990	778,222
August 2013	23	95.8	1	4.2	0	0.0	0	0.0	0	0.0	24	394,740	375,136
Year-to-date 2014	114	59.4	37	19.3	1	0.5	6	3.1	34	17.7	192	427,490	549,028
Year-to-date 2013	182	92.4	10	5.1	1	0.5	1	0.5	3	1.5	197	398,990	404,248
Town of Mono													
August 2014	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	7	35.0	8	40.0	0	0.0	3	15.0	2	10.0	20	461,400	559,880
Year-to-date 2013	19	67.9	3	10.7	2	7.1	0	0.0	4	14.3	28	427,400	492,246
New Tecumseth													
August 2014	10	83.3	0	0.0	0	0.0	2	16.7	0	0.0	12	374,990	436,407
August 2013	17	100.0	0	0.0	0	0.0	0	0.0	0	0.0	17	369,990	380,926
Year-to-date 2014	149	82.3	25	13.8	2	1.1	5	2.8	0	0.0	181	369,990	393,219
Year-to-date 2013	136	99.3	1	0.7	0	0.0	0	0.0	0	0.0	137	339,990	345,815
Orangeville													
August 2014	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	416,900	427,628
August 2013	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	414,900	426,440
Year-to-date 2014	28	77.8	7	19.4	0	0.0	1	2.8	0	0.0	36	414,900	426,079
Year-to-date 2013	62	88.6	7	10.0	1	1.4	0	0.0	0	0.0	70	383,900	394,767
Toronto CMA													
August 2014	58	8.0	109	15.0	174	23.9	120	16.5	267	36.7	728	669,490	892,649
August 2013	158	15.5	164	16.1	230	22.6	196	19.2	271	26.6	1,019	625,990	784,211
Year-to-date 2014	695	11.6	849	14.2	1,157	19.3	1,295	21.6	1,990	33.2	5,986	680,450	818,935
Year-to-date 2013	1,212	18.6	1,146	17.6	1,344	20.6	1,497	23.0	1,321	20.3	6,520	609,900	733,822
Oshawa CMA													
August 2014	56	61.5	18	19.8	7	7.7	4	4.4	6	6.6	91	419,990	470,249
August 2013	85	69.1	18	14.6	14	11.4	4	3.3	2	1.6	123	395,990	424,952
Year-to-date 2014	340	59.8	112	19.7	59	10.4	34	6.0	24	4.2	569	419,990	464,274
Year-to-date 2013	440	63.3	146	21.0	58	8.3	35	5.0	16	2.3	695	399,990	435,937
Greater Toronto Area													
August 2014	89	11.3	123	15.6	185	23.5	126	16.0	265	33.6	788	649,900	857,756
August 2013	192	17.5	178	16.2	244	22.2	208	19.0	275	25.1	1,097	615,000	765,464
Year-to-date 2014	739	11.9	884	14.3	1,235	20.0	1,329	21.5	2,000	32.3	6,187	674,900	814,742
Year-to-date 2013	1,253	18.3	1,272	18.5	1,432	20.9	1,553	22.6	1,355	19.7	6,865	604,990	727,980

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2014

Submarket	Aug 2014	Aug 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	1,822,561	1,876,141	-2.9	1,648,668	1,581,562	4.2
Toronto	--	2,095,667	n/a	1,509,143	1,964,488	-23.2
East York	--	1,006,667	n/a	1,370,056	1,091,918	25.5
Etobicoke	1,928,063	1,881,456	2.5	1,608,214	1,525,834	5.4
North York	2,112,638	2,278,323	-7.3	1,933,014	1,793,448	7.8
Scarborough	1,087,324	--	n/a	922,007	750,357	22.9
York	--	--	n/a	927,993	947,763	-2.1
York Region	848,386	789,273	7.5	862,181	752,449	14.6
Aurora	--	--	n/a	640,721	964,044	-33.5
East Gwillimbury	--	--	n/a	478,270	464,831	2.9
Georgina Township	574,348	361,610	58.8	504,473	439,904	14.7
King Township	1,011,802	1,038,152	-2.5	1,006,974	907,197	11.0
Markham	773,121	817,605	-5.4	870,346	746,302	16.6
Newmarket	684,432	558,116	22.6	631,727	593,486	6.4
Richmond Hill	994,936	852,904	16.7	1,054,527	982,209	7.4
Vaughan	963,198	988,531	-2.6	907,652	877,493	3.4
Whitchurch-Stouffville	--	693,374	n/a	830,448	628,469	32.1
Peel Region	657,992	596,688	10.3	631,750	601,128	5.1
Brampton	605,061	582,474	3.9	594,122	573,186	3.7
Caledon	918,808	730,872	25.7	645,656	622,018	3.8
Mississauga	--	--	n/a	1,014,515	1,115,500	-9.1
Halton Region	917,386	837,740	9.5	872,961	716,097	21.9
Burlington	701,544	928,085	-24.4	1,272,372	957,471	32.9
Halton Hills	--	--	n/a	688,142	681,877	0.9
Milton	603,458	519,914	16.1	585,100	483,169	21.1
Oakville	1,676,798	1,655,630	1.3	1,038,709	1,501,305	-30.8
Durham Region	540,710	484,247	11.7	522,966	503,141	3.9
Ajax	648,855	592,434	9.5	610,257	577,409	5.7
Brock	--	--	n/a	--	--	n/a
Clarington	396,303	368,621	7.5	411,672	382,377	7.7
Oshawa	438,417	424,694	3.2	442,147	436,480	1.3
Pickering	644,200	600,370	7.3	709,156	691,955	2.5
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	574,936	776,750	-26.0
Whitby	717,812	503,120	42.7	608,502	514,744	18.2
Remainder of Toronto CMA	582,041	390,636	49.0	473,479	389,884	21.4
Bradford West Gwillimbury	778,222	375,136	107.5	549,028	404,248	35.8
Town of Mono	--	--	n/a	559,880	492,246	13.7
New Tecumseth	436,407	380,926	14.6	393,219	345,815	13.7
Orangeville	427,628	426,440	0.3	426,079	394,767	7.9
Toronto CMA	892,649	784,211	13.8	818,935	733,822	11.6
Oshawa CMA	470,249	424,952	10.7	464,274	435,937	6.5
Greater Toronto Area (GTA)	857,756	765,464	12.1	814,742	727,980	11.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
August 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	4,375	-4.2	7,215	10,624	13,619	53.0	482,648	4.1	502,571
	February	5,759	-18.1	7,071	11,052	12,793	55.3	510,580	1.6	504,250
	March	7,765	-19.9	7,120	14,728	13,439	53.0	519,879	3.1	510,941
	April	9,811	-5.2	7,215	18,270	13,560	53.2	526,335	1.7	507,006
	May	10,182	-6.2	7,274	19,216	13,572	53.6	542,174	4.9	517,042
	June	9,061	-3.8	7,333	15,564	13,415	54.7	531,374	4.5	518,329
	July	8,544	12.9	7,637	14,132	13,104	58.3	513,246	7.6	522,865
	August	7,569	17.9	7,923	12,208	13,199	60.0	503,094	5.0	524,454
	September	7,411	26.1	8,045	14,938	13,003	61.9	533,797	6.0	536,420
	October	8,000	16.0	7,585	13,110	12,900	58.8	539,058	7.1	534,307
	November	6,391	10.3	7,413	9,345	12,670	58.5	538,881	11.0	541,200
	December	4,078	10.5	7,114	4,102	12,016	59.2	520,398	8.7	542,076
2014	January	4,135	-5.5	6,794	8,822	11,566	58.7	526,528	9.1	547,408
	February	5,731	-0.5	6,967	10,897	12,363	56.4	553,193	8.3	546,824
	March	8,081	4.1	7,068	14,829	12,638	55.9	557,684	7.3	548,484
	April	9,706	-1.1	7,555	17,351	13,354	56.6	577,898	9.8	556,004
	May	11,079	8.8	8,011	18,931	13,296	60.3	585,204	7.9	557,041
	June	10,180	12.3	8,105	16,735	13,627	59.5	568,953	7.1	555,930
	July	9,198	7.7	8,093	15,187	13,687	59.1	550,700	7.3	561,787
	August	7,600	0.4	8,259	11,733	13,291	62.1	546,303	8.6	568,580
	September									
	October									
	November									
	December									
	Q2 2013	29,054	-5.1		53,050			533,457	3.7	
	Q2 2014	30,965	6.6		53,017			577,571	8.3	
	YTD 2013	63,066	-4.3		115,794			519,789	3.9	
	YTD 2014	65,710	4.2		114,485			562,410	8.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	488	-12.2	798	989	1,203	66.3	331,514	4.8	338,088
	February	716	-11.5	812	1,072	1,150	70.6	348,474	7.7	350,892
	March	899	-20.3	757	1,412	1,112	68.1	346,697	5.8	346,985
	April	1,145	-1.9	872	1,682	1,284	67.9	353,291	4.7	344,828
	May	1,122	-5.2	820	1,837	1,342	61.1	354,968	4.7	348,484
	June	1,028	-2.2	827	1,402	1,191	69.5	358,692	5.8	350,081
	July	948	2.5	859	1,334	1,306	65.7	359,090	7.3	352,964
	August	896	4.9	909	1,235	1,274	71.3	357,105	6.3	357,851
	September	804	10.3	847	1,341	1,221	69.4	351,669	5.0	354,387
	October	870	9.2	903	1,188	1,264	71.4	359,974	7.2	361,172
	November	679	-2.9	799	849	1,144	69.8	368,257	9.7	371,603
	December	424	8.7	776	380	1,064	72.9	356,996	9.9	370,518
2014	January	459	-5.9	751	791	972	77.3	392,353	18.4	400,294
	February	593	-17.2	673	1,002	1,084	62.1	370,120	6.2	372,573
	March	900	0.1	766	1,488	1,179	65.0	376,923	8.7	376,860
	April	1,090	-4.8	828	1,631	1,246	66.4	386,589	9.4	377,466
	May	1,268	13.0	923	1,738	1,262	73.1	387,382	9.1	380,006
	June	1,109	7.9	897	1,554	1,320	67.9	393,461	9.7	384,041
	July	1,063	12.1	957	1,479	1,433	66.8	393,111	9.5	386,784
	August	868	-3.1	875	1,142	1,175	74.4	386,036	8.1	386,546
	September									
	October									
	November									
	December									
	Q2 2013	3,295	-3.1		4,921			355,547	5.0	
	Q2 2014	3,467	5.2		4,923			389,077	9.4	
	YTD 2013	7,242	-5.6		10,963			352,786	6.0	
	YTD 2014	7,350	1.5		10,825			386,488	9.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
August 2014

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,079	8.4	68.1	895
	March	590	3.00	5.14	119.1	123.3	3,072	8.3	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,085	8.3	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,102	7.9	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,135	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,149	7.9	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,153	8.0	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,152	8.1	68.6	923
	November	601	3.14	5.34	120.1	123.6	3,141	8.3	68.4	924
	December	601	3.14	5.34	120.4	123.4	3,134	8.5	68.3	923
2014	January	595	3.14	5.24	120.7	123.7	3,132	8.4	68.1	923
	February	595	3.14	5.24	121.0	125.0	3,136	8.3	68.0	923
	March	581	3.14	4.99	121.0	125.5	3,140	8.0	67.7	922
	April	570	3.14	4.79	121.8	126.4	3,154	7.8	67.8	919
	May	570	3.14	4.79	121.8	127.0	3,153	7.6	67.6	915
	June	570	3.14	4.79	122.2	127.4	3,139	7.9	67.4	917
	July	570	3.14	4.79	122.1	126.9	3,119	8.2	67.0	918
	August	570	3.14	4.79		126.9	3,104	8.3	66.7	926
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 2014

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	194.5	9.3	68.8	949
	February	595	3.00	5.24	119.0	122.9	195.3	9.0	68.8	942
	March	590	3.00	5.14	119.1	123.3	197.2	8.4	68.8	935
	April	590	3.00	5.14	119.2	123.1	197.6	8.1	68.7	941
	May	590	3.00	5.14	119.4	123.2	198.3	7.4	68.3	945
	June	590	3.14	5.14	119.4	123.4	198.6	7.1	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.3	6.4	68.2	954
	August	601	3.14	5.34	119.8	123.7	200.7	6.4	68.2	955
	September	601	3.14	5.34	119.9	123.8	199.8	6.3	67.6	946
	October	601	3.14	5.34	120.0	123.7	198.8	6.6	67.5	946
	November	601	3.14	5.34	120.1	123.6	198.0	6.7	67.1	954
	December	601	3.14	5.34	120.4	123.4	198.1	7.0	67.3	957
2014	January	595	3.14	5.24	120.7	123.7	196.2	7.2	66.7	967
	February	595	3.14	5.24	121.0	125.0	196.2	7.3	66.7	964
	March	581	3.14	4.99	121.0	125.5	197.1	7.1	66.8	962
	April	570	3.14	4.79	121.8	126.4	199.7	7.0	67.5	955
	May	570	3.14	4.79	121.8	127.0	200.9	7.3	68.0	955
	June	570	3.14	4.79	122.2	127.4	202.8	7.2	68.5	957
	July	570	3.14	4.79	122.1	126.9	204.4	7.5	69.1	953
	August	570	3.14	4.79		126.9	205.1	7.7	69.4	953
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2014 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

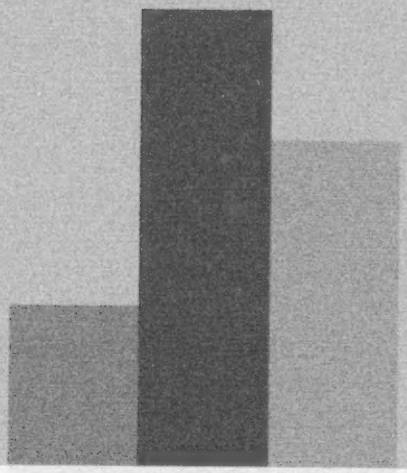
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Quick and easy access.

Neighbourhood level data.

cmhc.ca/hmiportal

64163_2014_M09